EXHIBIT "10"

OASIS

HALLANDALE BEACH

Final DRC submittal of PDD Major Amendment
August 25, 2014

Bermello Ajamil & Partners, Inc.
Architecture Engineering Planning
Interior Design Landscape Architecture
2601 South Bayshore Drive 10th Floor
Miami, Florida 33133
(305) 859-2050 Fax (305) 860-3700

OASIS | Designed by Bermello Ajamil & Partners, Inc. | JULY 2014

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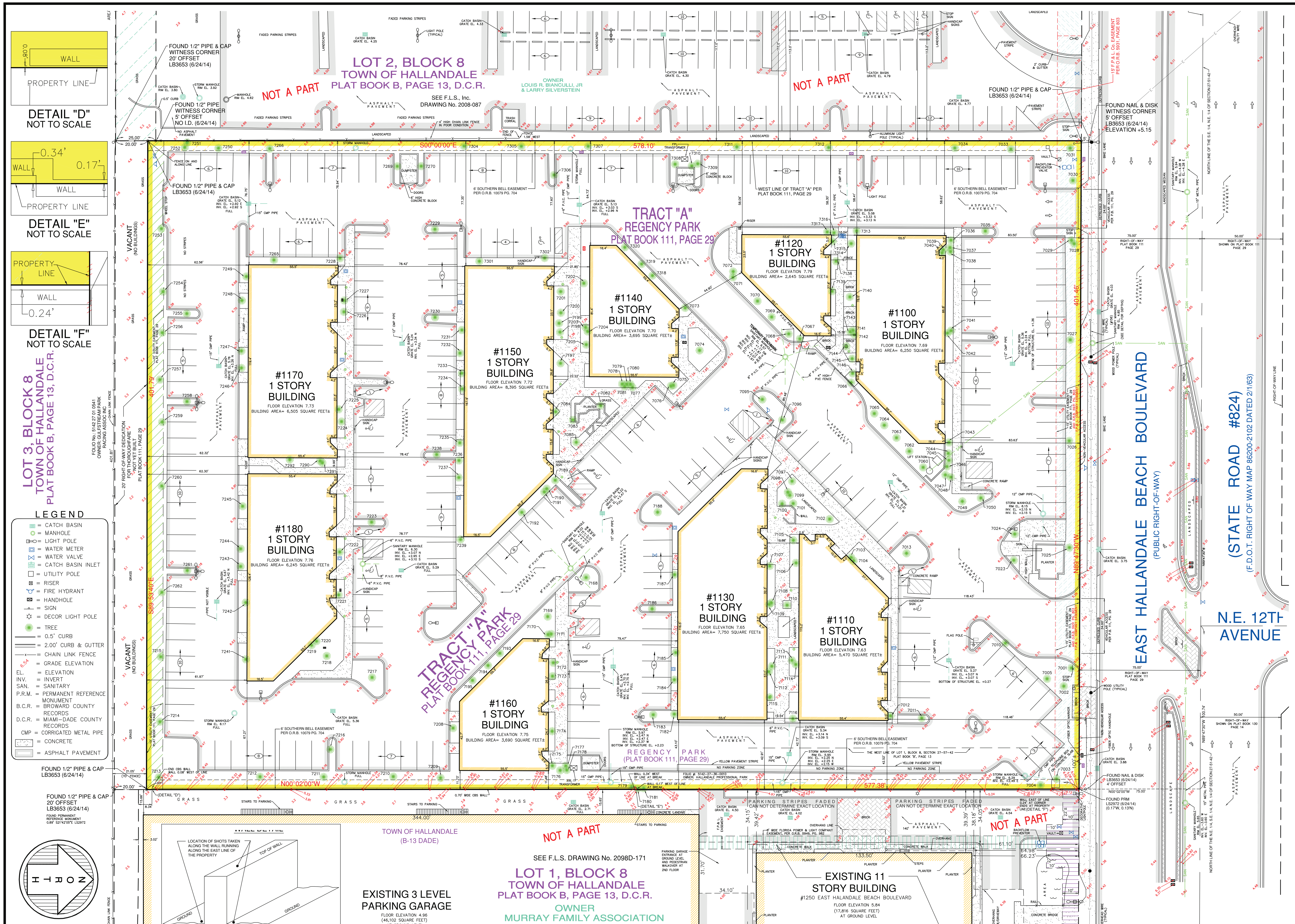
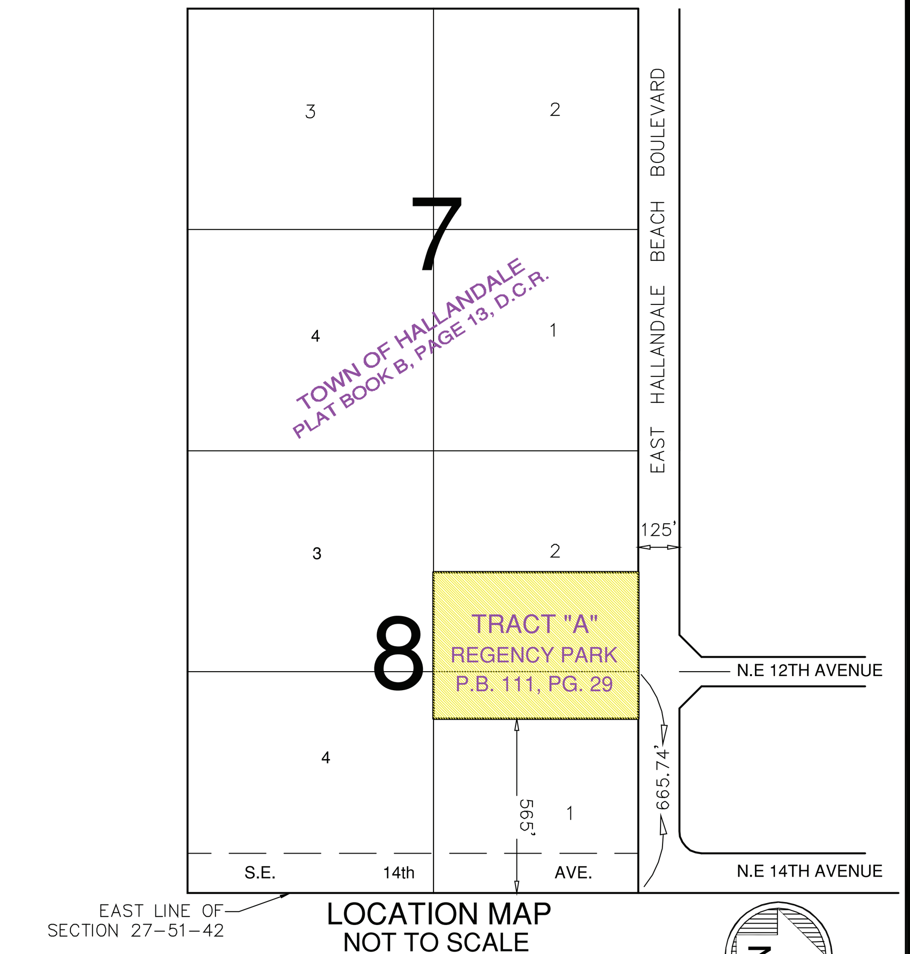
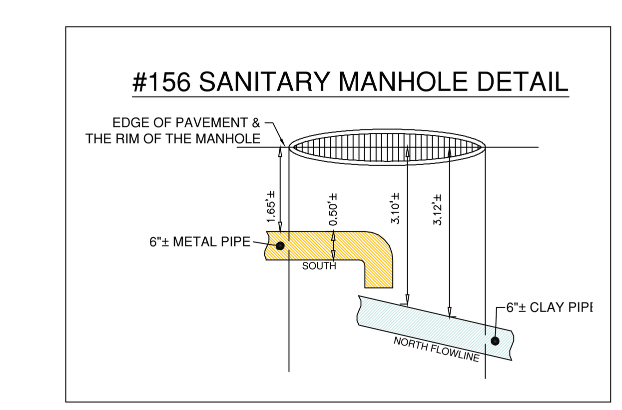




LOCATION MAP
NOT TO SCALE
LYING IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HALLANDALE BEACH
BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES:

- This site lies in Section 27, Township 51 South, Range 42 East, City of Hallandale Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted, as D.C.R. (Miami-Dade County Records).
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Fidelity National Title Insurance Company, Commitment No. D08-113005 with an effective date of February 20, 2008, Rev.#1:03/04/2008:remiv. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".

SCHEDULE B – Section II
1-5 Standard Exceptions
6 Florida Power & Light Company easement recorded in O.R.B. 5931, Page 803. Affects North 15 feet of parcel and shown on survey.
7 Tri-Party Agreement recorded in O.R.B. 9953, Page 26. Affects parcel but not subject to location. Restricts use to office purposes and maximum gross floor area shall not exceed 50,375 sq. ft.
8 Tri-Party Agreement recorded in O.R.B. 9963, Page 940. Affects parcel but not subject to location. Restricts use to office purposes and maximum gross floor area shall not exceed 50,375 sq. ft.
9 Right-of-Way Easement to Southern Bell recorded in O.R.B. 10079, Page 704. Affects East and West 6 ft. of Tract "A" and shown on survey.
10 Conditions and Easement as set forth on the plat of REGENCY PARK, recorded in P.B. 111, Page 29. Easements and right-of-way per plat are shown on survey.
All of the recording information contained herein refers to the Public Records of Broward County, Florida, unless otherwise indicated.

SURVEYOR'S NOTES (Continued):

- Bearings hereon are referred to an assumed value of S89°53'40"E for the South line of Tract "A", and evidenced by two (2) found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench #2107, Elevation +26.75, located West of the intersection of State Road A-1-A and State Road No. 824.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon were based on Flood Insurance Rate Map as supplied by the Federal Emergency Management Agency and are relative to National Geodetic Vertical Datum of 1929, and are located in Federal Flood Zone AE (EL 7) per Community Panel No. 125110 0319 F, dated August 18, 1992 and index map revised October 2, 1997.
- Lands shown hereon containing 232,035 square feet, or 5.327 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Improvements shown beyond the limits of this "Boundary & Topographic Survey" may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

LEGAL DESCRIPTION:

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

CERTIFICATION TO:

Romagnole Investment Properties, LLC

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on June 23, 2004 and last updated on June 25, 2014, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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

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

TREE TABLE

TREE #	DIAMETER	HEIGHT	SPREAD	TYPE	TREE #	DIAMETER	HEIGHT	SPREAD	TYPE
7001	6"	16'	18'	Golden Trumpet	7181	6"	15'	15'	Coconut Palm
7002	16"	28'	24'	Palm	7182	14"	30'	20'	Golden Trumpet
7003	6'	15'	30'	(36) Areca Cluster	7183	20"	45'	35'	Mahogany
7004	5'	13'	20'	(20) Areca Cluster	7184	10"	25'	15'	Golden Trumpet
7005	15"	25'	30'	Black Olive	7185	14"	35'	15'	Golden Trumpet
7010	4"	11'	6'	Christmas Palm	7186	16"	35'	40'	Mahogany
7011	17"	30'	15'	Mahogany	7187	14"	18'	15'	Golden Trumpet
7012	14"	22'	20'	Golden Trumpet	7188	2 x 3"	5'	5'	Robellini
7013	10'	12'	15'	(21) Thatch Palm	7189	2 x 10"	28'	18'	Umbrella Tree
7023	5'	17'	8'	(2) Christmas Palm	7190	10"	25'	16'	Royal Palm
7024	6"	15'	8'	(3) Christmas Palm	7191	10"	25'	16'	Royal Palm
7025	15"	35'	20'	Royal Palm	7192	12"	25'	12'	Golden Trumpet
7026	20"	35'	20'	Royal Palm	7193	12"	30'	25'	Golden Trumpet
7027	20"	35'	20'	Royal Palm	7194	12"	30'	25'	Golden Trumpet
7028	Twin 18"	35'	20'	Royal Palm	7195	12"	30'	15'	Golden Trumpet
7029	18"	35'	20'	Royal Palm	7197	16"	35'	30'	Golden Trumpet
7030	5"	15'	14'	Palm	7198	14"	35'	30'	Golden Trumpet
7031	17"	35'	20'	Royal Palm	7199	3 x 3"	20'	15'	Areca Cluster
7033	14"	35'	35'	Black Olive	7200	7 x 4"	25'	15'	Areca Cluster
7034	14"	30'	25'	Black Olive	7201	14"	30'	30'	Golden Trumpet
7035	16"	25'	50'	Mahogany	7202	12"	30'	20'	Golden Trumpet
7036	15"	70'	6'	Umbrella Tree	7203	10"	30'	15'	Golden Trumpet
7037	12"	7'	6'	(2) Washingtonian	7204	10"	30'	20'	Umbrella Tree
7038	12"	7'	6'	Washingtonian	7205	12"	25'	16'	Queen Palm
7039	5"	8'	8'	Robellini	7208	12"	20'	15'	Golden Trumpet
7040	5"	8'	8'	Robellini	7209	16"	30'	50'	Oak
7041	5"	12'	8'	Robellini	7210	14"	40'	35'	Black Olive
7042	4"	15'	8'	Robellini	7211	10"	20'	20'	Black Olive
7043	6'	18'	20'	(12) Areca Cluster	7212	14"	25'	50'	Black Olive
7044	10"	14'	16'	Washingtonian Palm	7213	12"	35'	40'	Black Olive
7045	12"	14'	16'	(2) Washingtonian Palm	7214	18"	45'	50'	Black Olive
7046	3" x 3"	20'	8'	(2) Areca Cluster	7215	16"	45'	50'	Black Olive
7047	2"	5'	6'	(4) Areca Cluster	7216	14"	35'	40'	Mahogany
7048	2"	7'	6'	(3) Areca Cluster	7217	10"	10'	10'	Sabal Palm
7049	3"	3' - 15'	6'	(17) Thatch	7218	14"	35'	30'	Mahogany
7050	18"	30'	20'	Royal Palm	7219	3 x 3"	20'	10'	Areca Cluster
7060	12"	12'	16'	Cabbage Palm	7220	2 x 4"	20'	10'	Areca Cluster
7062	20"	24'	24'	Royal Palm	7221	2 x 4"	18'	10'	Areca Cluster
7063	20"	24'	24'	Royal Palm	7222	4 x 4"	20'	10'	Areca Cluster
7064	20"	24'	24'	Royal Palm	7223	16"	40'	50'	Mahogany
7065	15"	20'	20'	Royal Palm	7224	10"	27'	25'	Golden Trumpet
7066	12"	24'	20'	Palm	7225	6 x 3"	20'	12'	Areca Cluster
7067	8"	18'	22'	(2) Queen Palm	7226	14"	35'	20'	Golden Trumpet
7068	12"	20'	40'	Black Olive	7227	12"	20'	18'	Golden Trumpet
7069	15"	28'	40'	Black Olive	7228	16"	35'	30'	Golden Trumpet
7070	12"	20'	38'	Black Olive	7229	12"	27'	30'	Mahogany
7071	18"	28'	50'	Black Olive	7230	20"	40'	35'	Mahogany
7072	12"	6'	12'	Washingtonian	7231	2 x 10"	30'	15'	Umbrella Tree
7073	8"	18'	22'	Foxtail Palm	7232	6"	25'	15'	Unknown
7074	3"	6'	8'	(2) Robellini	7233	12"	25'	25'	Golden Trumpet
7075	10"	18'	12'	Queen Palm	7234	2 x 12"	25'	18'	Golden Trumpet
7076	8"	15'	10'	Queen Palm	7235	16"	30'	35'	Golden Trumpet
7077	8"	15'	10'	Queen Palm	7236	12"	30'	15'	Golden Trumpet
7078	9"	16'	10'	Queen Palm	7237	14"	30'	20'	Golden Trumpet
7079	8"	20'	10'	Queen Palm	7238	20"	45'	40'	Mahogany
7080	8"	22'	12'	Queen Palm	7239	4"	18'	10'	Golden Trumpet
7081	6"	13'	6'	Queen Palm	7241	4"	10'	6'	Coconut Palm
7082	17"	24'	40'	Mahogany	7242	4"	12'	6'	Coconut Palm
7083	5"	12'	16'	Oak	7243	16"	35'	20'	Golden Trumpet
7084	5"	12'	10'	Robellini	7244	24"	40'	20'	Golden Trumpet
7085	4"	15'	10'	Unknown	7245	8"	18'	20'	Unknown
7095	36"	50'	50'	Mahogany	7246	14"	30'	20'	Golden Trumpet
7096	6"	3' - 6'	6'	(5) Thatch	7247	2 x 10"	25'	15'	Golden Trumpet
7097	30"	37'	58'	Mahogany	7248	12"	10'	8'	Washingtonian Palm
7098	10"	18'	24'	Queen Palm	7249	4 x 4"	20'	12'	Areca Cluster
7099	10"	18'	24'	Queen Palm	7250	16"	45'	40'	Black Olive
7100	4"	15'	15'	(10) Areca	7251	14"	18'	15'	Cabbage Palm
7101	4"		15'	(7) Areca	7252	12"	35'	30'	Black Olive
7102	4"	12'	10'	(6) Fan Palm	7253	12"	30'	40'	Black Olive
7103	4"	10'	10'	Robellini	7254	10"	30'	35'	Black Olive
7104	3"	6'	10'	Robellini	7255	6"	18'	12'	Mahogany
7105	8"	20'	20'	(3) Queen Palm	7256	14"	45'	40'	Black Olive
7106	5"	9'	3'	Robellini	7257	14"	40'	35'	Black Olive
7107	7"	20'	9'	Queen Palm	7258	14"	40'	25'	Mahogany
7108	6"	15'	9'	Cabbage Palm	7259	24"	45'	45'	Black Olive
7109	6"	15'	11'	Cabbage Palm	7260	16"	40'	35'	Black Olive
7110	3"	15'	7'	Unknown	7261	6"	18'	10'	Mahogany
7111	3"	8'	3'	Robellini	7262	14"	40'	40'	Black Olive
7112	3"	10'	4'	Robellini	7265	14"	30'	25'	Golden Trumpet
7113	7"	12'	8'	Cabbage Palm	7266	14"	30'	40'	Black Olive
7114	7"	15'	8'	Cabbage Palm	7269	16"	45'	45'	Mahogany
7115	6"	6'	6'	Cabbage Palm	7270	16"	45'	45'	Mahogany
7116	8"	25'	15'	Poor Man's Orchid	7290	12"	10'	8'	Washingtonian
7138	10"	25'	12'	Royal Palm	7291	10"	20'	12'	Golden Trumpet
7139	3 4 4"	20'	12'	Areca Cluster	7292	12"	10'	6'	Washingtonian
7140	10"	20'	8'	Cabbage Palm	7301	10"	20'	20'	Golden Trumpet
7141	12"	25'	16'	Cabbage Palm	7302	14"	30'	30'	Golden Trumpet
7142	10"	20'	15'	Cabbage Palm	7304	3"	15'	8'	Royal Poinciana
7143	8"	18'	15'	Cabbage Palm	7305	14"	40'	50'	Black Olive
7144	10"	25'	25'	Golden Trumpet	7306	18"	45'	45'	Mahogany
7145	12"	35'	25'	Golden Trumpet	7307	10"	20'	20'	Black Olive
7146	12"	20'	10'	Coconut Palm	7308	14"	40'	40'	Mahogany
7168	9 x 3"	15'	10'	Thatch Palm Cluster	7309	16"	45'	40'	Mahogany
7169	36"	50'	60'	Mahogany	7310	12"	12'	6'	Cabbage Palm
7170	6"	10'	6'	Queen Palm	7311	12"	40'	40'	Black Olive
7171	10"	25'	16'	Queen Palm	7312	6"	18'	15'	Black Olive
7172	10"	20'	20'	Golden Trumpet	7313	12"	10'	10'	Washingtonian Palm
7173	4"	18'	10'	Black Olive	7314	14"	40'	25'	Golden Trumpet
7174	16"	35'	20'	Golden Trumpet	7315	3 x 3"	6'	6'	Areca Cluster
7175	3 x 3"	20'	16'	Areca Cluster	7316	2 x 4"	20'	6'	Areca Cluster
7176	16"	35'	40'	Black Olive	7317	5 x 4"	20'	20'	Areca Cluster
7177	3 x 4"	20'	12'	Areca Cluster	7318	3 x 10"	35'	20'	Umbrella Tree
7178	3 x 3"	20'	6'	Areca Cluster	7319	24"	30'	18'	Umbrella Tree
7179	6"	15'	15'	Coconut Palm	7320	10"	25'	12'	Umbrella Tree
7180	6"	15'	15'	Coconut Palm					

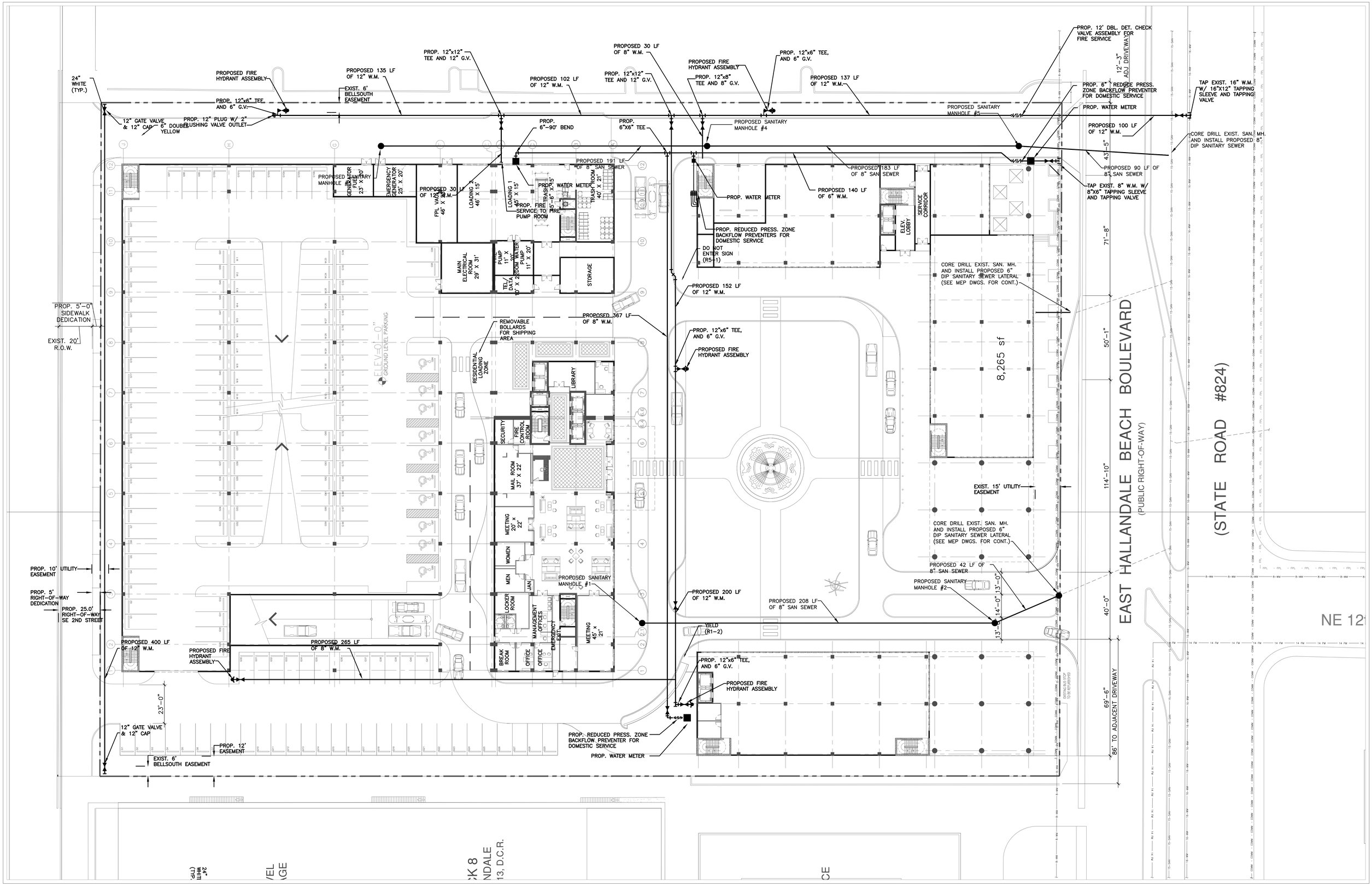
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description	
10	140633	UPDATE SURVEY & TREE SURVEY (7/1/14) TC	GEM
9	111148	AMEND CERTIFICATION TO:	DWF
8	080268	UPDATE SURVEY (3/4/08) TC	WLO
7	070172	AMEND TO SHOW UTILITIES	DWF
6	062352	AMEND PER CITY REQUIREMENTS	DWF

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

ALTA/ACSM LAND TITLE SURVEY
HALLANDALE PROFFESIONAL PARK
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

Date: 6/23/04
Scale: 1" = 30'
Drawn By.: DWF
Cad. No.: 980960
Plotted: 7/3/14 3:58p
Ref. Dwg.: 2098D-171
Field Book.: 569/16 & 356/59 JWL
Job. No.: 041152
Dwg. No.: 2004-132
Sheet: 1 of 1



Bermello Ajamil & Partners, Inc.
Date: August 25, 2014
Final DRC submittal of PDD Major Amendment

WATER & SEWER PLAN

OASIS

HALLANDALE BEACH

AUGUST 25, 2014

Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

William R. Barbaro, P.E.
FL PE No. 4 1
Bermello Ajamil and Partners, Inc.

SCALE 1":20

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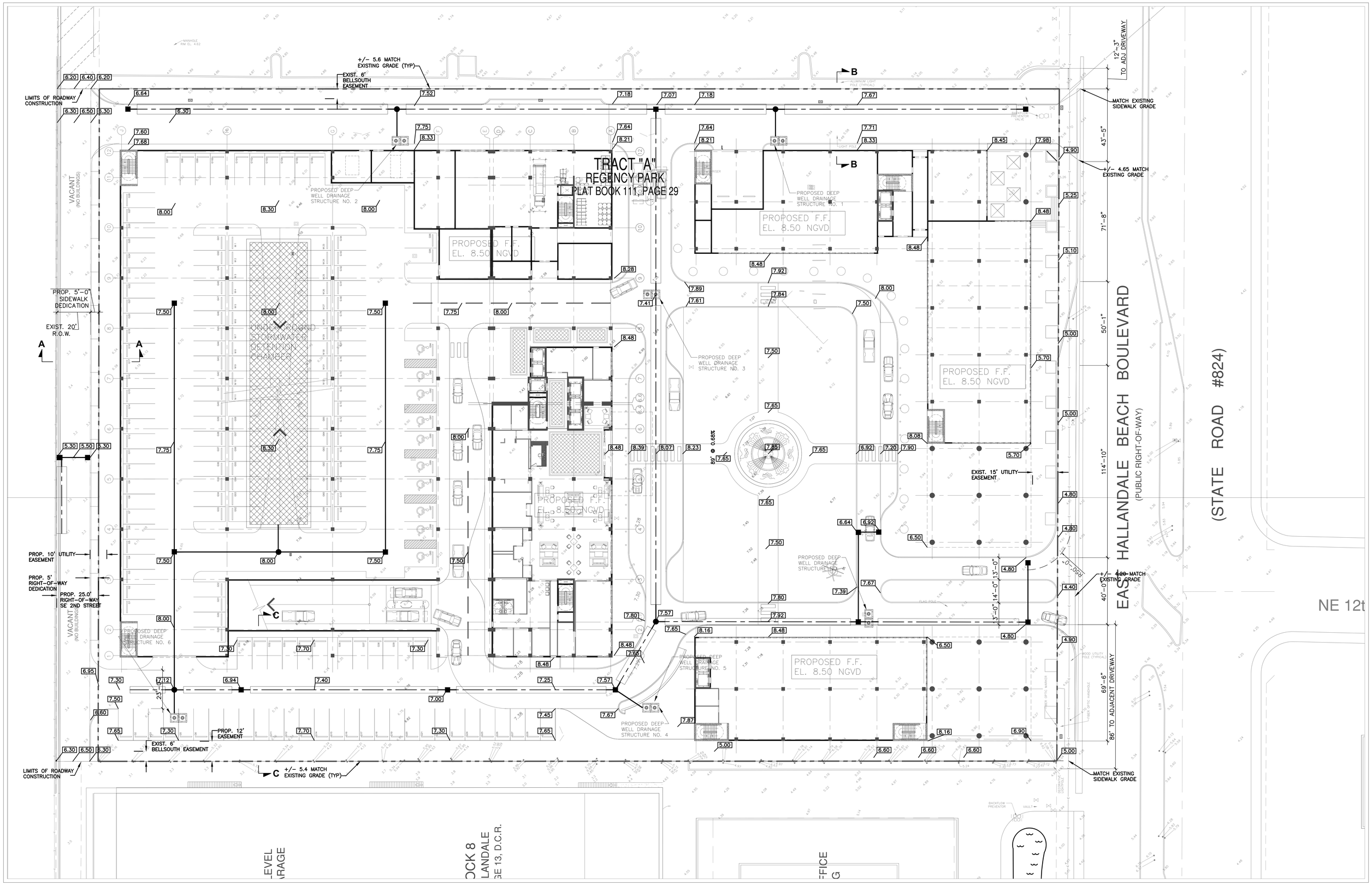

PAVING GRADING & DRAINAGE PLAN

Bermello Ajamil & Partners, Inc.
Date: August 25, 2014
Final DRC submittal of PDD Major Amendment

OASIS

HALLANDALE BEACH
AUGUST 25, 2014
Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

William R. Barbaro, P.E.
FL PE No. 4 1
Bermello Ajamil and Partners, Inc.

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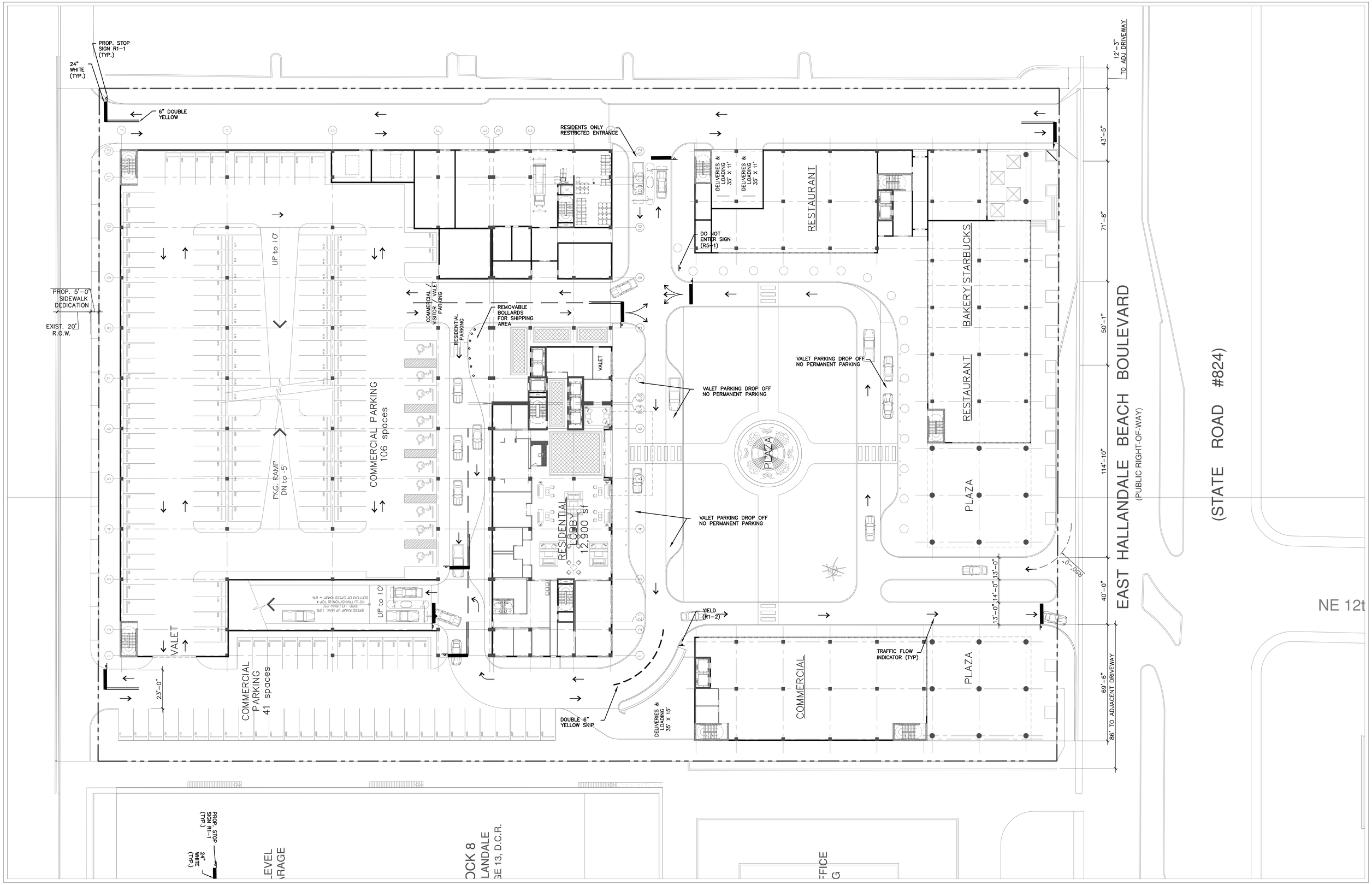

Bermello Ajamil & Partners, Inc.
Date: August 25, 2014
Final DRC submittal of PDD Major Amendment

TRAFFIC CONTROL PLAN

OASIS

HALLANDALE BEACH

AUGUST 25, 2014

Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

William R. Barbaro, P.E.
FL PE No. 4 1
Bermello Ajamil and Partners, Inc.

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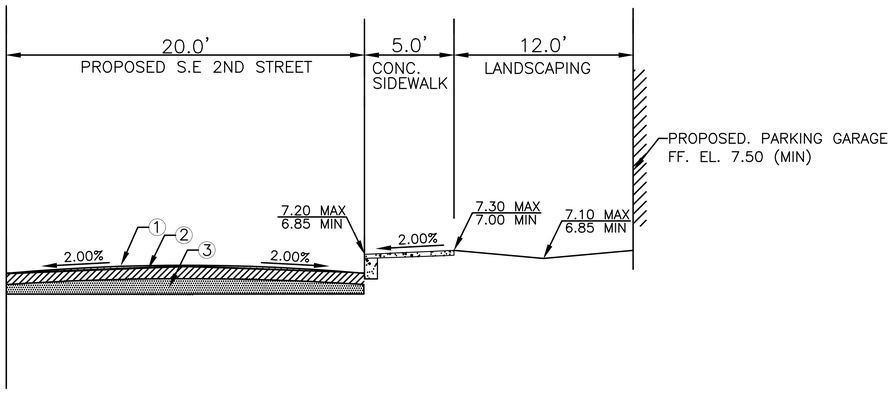
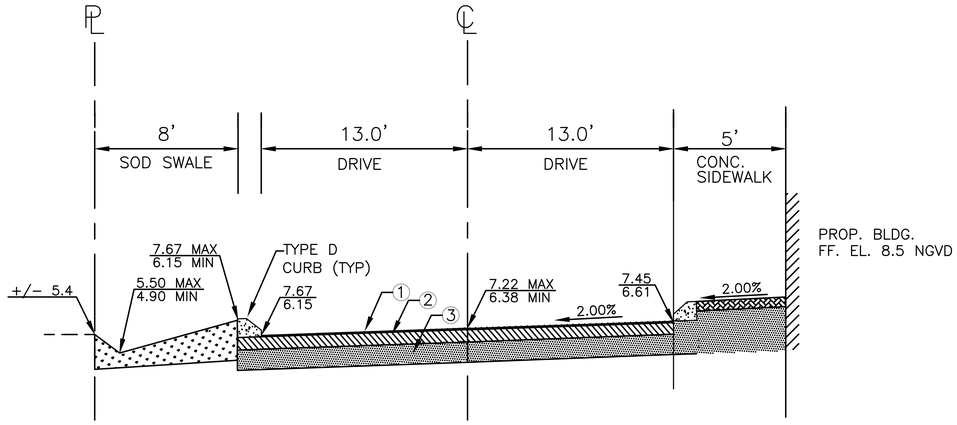
C- .0



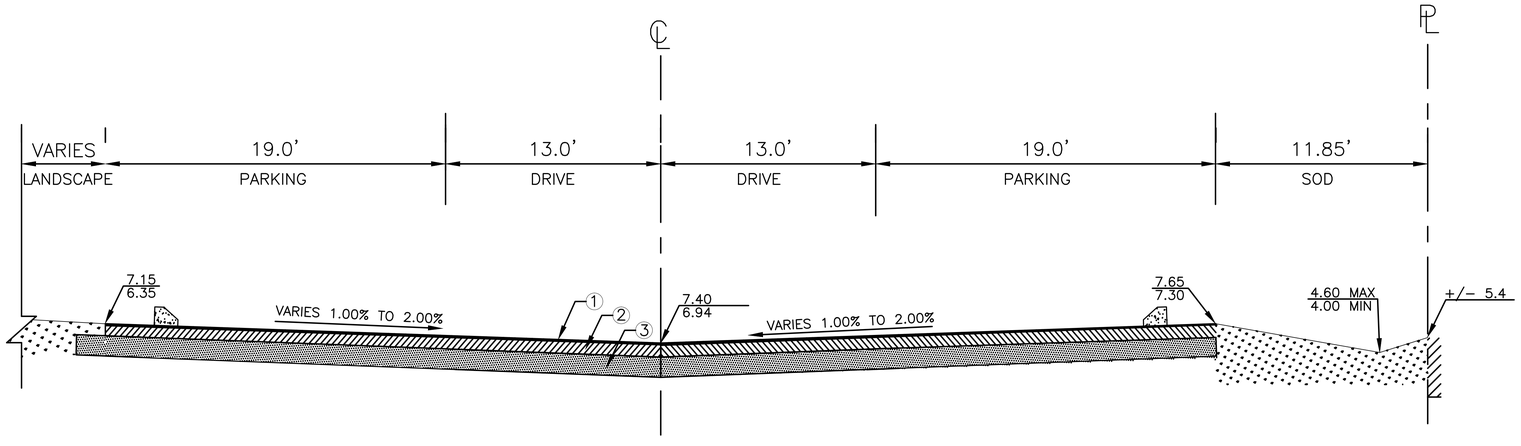
SECTION A–A (PROPOSED SE. 2ND ST.)

SCALE: N.T.S.



SECTION B–B (WEST PROPERTY LINE)

SCALE: N.T.S.



SECTION C–C (EAST PROPERTY LINE)

SCALE: N.T.S.

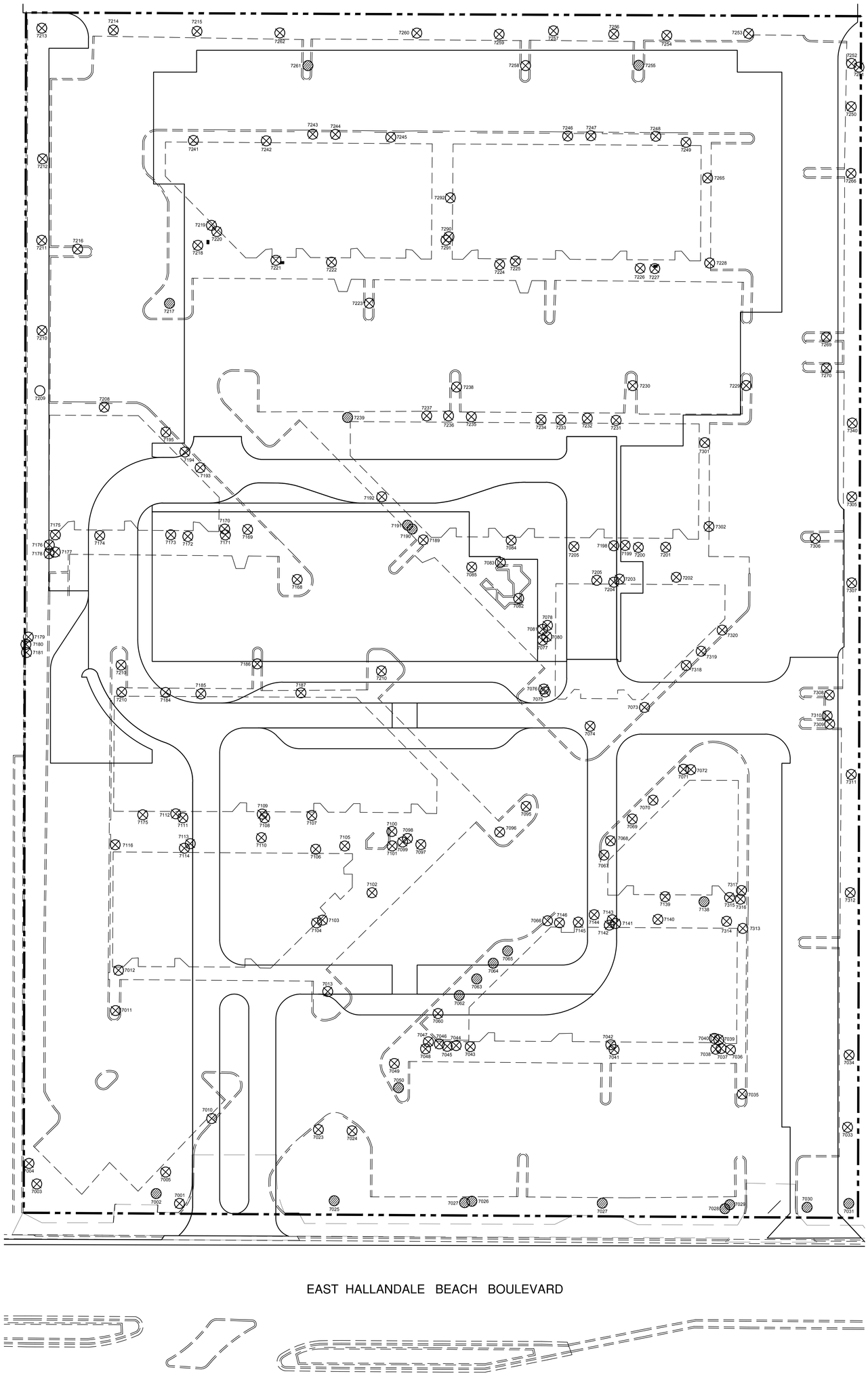
NOTES:

1. 1.5" ASPHALTIC CONCRETE TYPE "S–3" IN TWO 3/4" LIFT
2. 8" LIMEROCK BASE, MIN. LBR 100. COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T–180
3. 12" COMPACTED SUBGRADE. MIN. LBR 40. COMPACTED TO 95% MAXIMUM DENSITY PER AASHTO T–180

TREE & SHRUB DISPOSITION LEGEND	
SYMBOL	ACTION
#	TO BE REMOVED
#	TO BE RELOCATED
#	TO REMAIN

SITE LEGEND	
LINE TYPE	DEFINITION
- - - - - - - -	EXISTING
————————	PROPOSED

FOR DETAILED PLANT INFORMATION AND CONDITION; SEE TREE DISPOSITION TABLE ON LT-02



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AUGUST 25, 2014

Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

TREE DISPOSITION PLAN

North

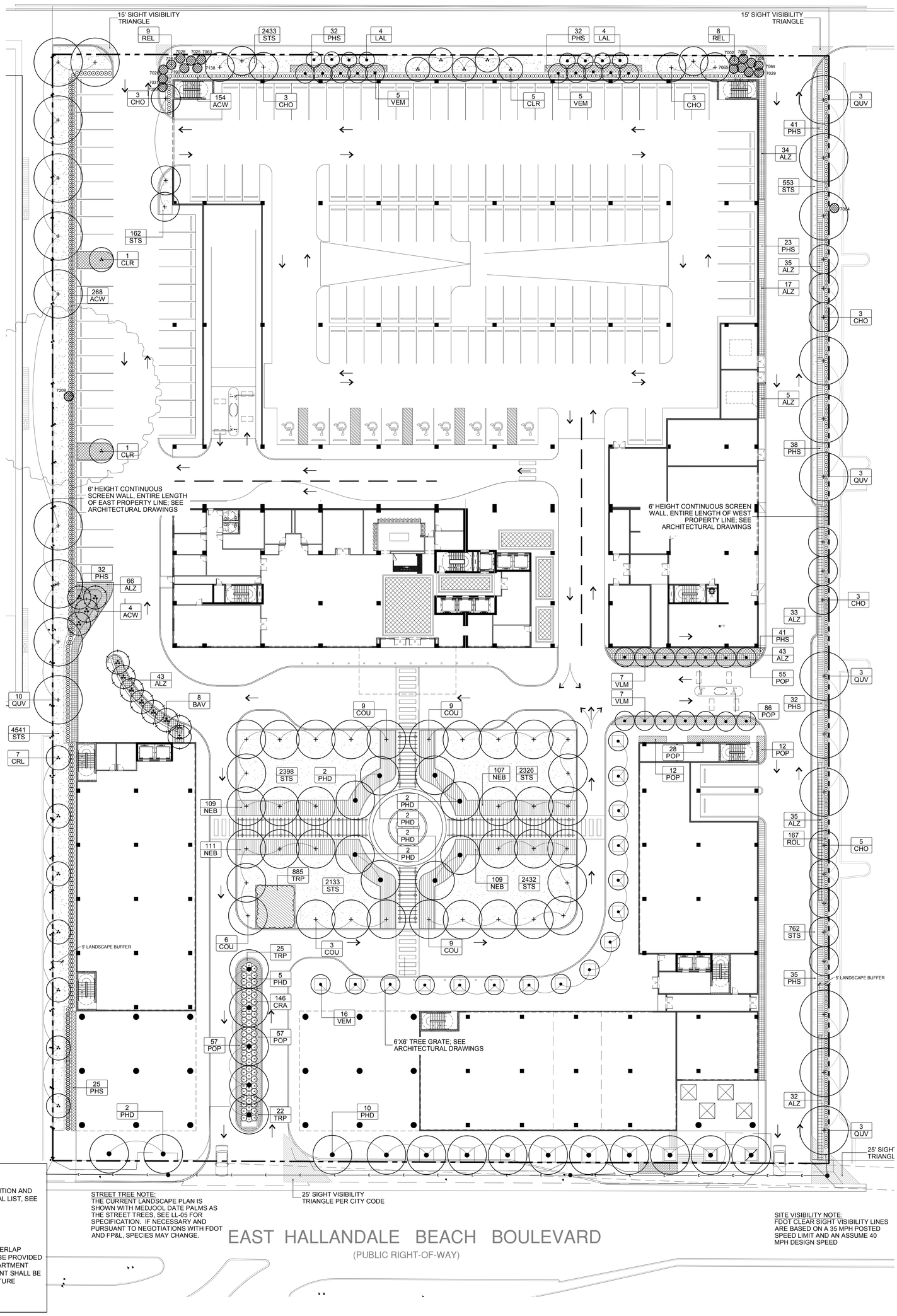
Scale: 1" = 20'

0' 10' 20' 40' 60'

LT-01

#	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	CONDITION	DISPOSITION
7001	Tababuia caraiba	Golden Trumpet Tree	6"	16'	18'	POOR CONDITION	REMOVE
7002	Roystonea elata	Royal Palm	16"	28'	24'	GOOD CONDITION	RELOCATE
7003	Dypsis lutescens	Areca Palm Cluster	6'	15'	30'	POOR CONDITION	REMOVE
7004	Dypsis lutescens	Areca Palm Cluster	5'	13'	20'	POOR CONDITION	REMOVE
7005	Bucida buceras	Black Olive	15"	25'	30'	NUISANCE	REMOVE
7010	Adonidia merrillii	Christmas Palm	4"	11'	6'	POOR CONDITION	REMOVE
7011	Swietenia mahagoni	Mahogany	17"	30'	15'	ROOT BOUND	REMOVE
7012	Tababuia caraiba	Golden Trumpet Tree	14"	22'	20"	POOR STRUCTURE / ROOT BOUND	REMOVE
7013	Acoelorrhaphe wrightii	Everglades palm	10'	12'	15'	POOR CONDITION	REMOVE
7023	Adonidia merrillii	Christmas Palm	5'	17'	8'	POOR CONDITION	REMOVE
7024	Adonidia merrillii	Christmas Palm	6"	15'	8'	POOR CONDITION	REMOVE
7025	Roystonea elata	Royal Palm	15"	35'	20'	GOOD CONDITION	RELOCATE
7026	Roystonea elata	Royal Palm	20"	35'	20'	GOOD CONDITION	RELOCATE
7027	Roystonea elata	Royal Palm	20"	35'	20'	GOOD CONDITION	RELOCATE
7028	Roystonea elata	Royal Palm	18"	35'	20'	GOOD CONDITION	RELOCATE
7029	Roystonea elata	Royal Palm	18"	35'	20'	GOOD CONDITION	RELOCATE
7030	Ptychosperma elegans	Solitaire Palm	5"	15'	14'	GOOD CONDITION	RELOCATE
7031	Roystonea elata	Royal Palm	17"	35'	20'	GOOD CONDITION	RELOCATE
7033	Bucida buceras	Black Olive	14"	35'	35'	POOR CONDITION / SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7034	Bucida buceras	Black Olive	14"	30'	25'	POOR CONDITION / SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7035	Swietenia mahagoni	Mahagony	16"	25'	50'	POOR CONDITION / SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7036	Schefflera actinophylla	Umbrella Tree	15"	70'	6'	INVASIVE	REMOVE
7037	Washingtonia robusta	Double Washingtonia Palm	12"	7'	6'	INVASIVE	REMOVE
7038	Washingtonia robusta	Washingtonia Palm	12"	7'	6'	INVASIVE	REMOVE
7039	Phoenix roebelenii	Pygmy Date Palm	5"	8'	8'	POOR CONDITION	REMOVE
7040	Phoenix roebelenii	Pygmy Date Palm	5"	8'	8'	POOR CONDITION	REMOVE
7041	Phoenix roebelenii	Pygmy Date Palm	5"	12'	8'	POOR CONDITION	REMOVE
7042	Phoenix roebelenii	Pygmy Date Palm	4"	15'	8'	POOR CONDITION	REMOVE
7043	Dypsis lutescens	Areca Palm Cluster	6'	18'	20'	POOR CONDITION	REMOVE
7044	Washingtonia robusta	Washingtonia Palm	10"	14'	16'	INVASIVE	REMOVE
7045	Washingtonia robusta	Washingtonia Palm	12"	14'	16'	INVASIVE	REMOVE
7046	Dypsis lutescens	Areca Palm Cluster	3"	20'	8'	POOR CONDITION	REMOVE
7047	Dypsis lutescens	Areca Palm Cluster	2"	5'	6'	POOR CONDITION	REMOVE
7048	Dypsis lutescens	Areca Palm Cluster	2"	7'	6'	POOR CONDITION	REMOVE
7049	Acoelorrhaphe wrightii	Everglades palm	3"	3'-15'	6'	POOR CONDITION	REMOVE
7050	Roystonea elata	Royal Palm	18"	30'	20'	GOOD CONDITION	RELOCATE
7060	Livistona chinensis	Chinese fan palm	12"	12'	16'	POOR CONDITION	REMOVE
7062	Roystonea elata	Royal Palm	20"	24'	24'	GOOD CONDITION	RELOCATE
7063	Roystonea elata	Royal Palm	20"	24'	24'	GOOD CONDITION	RELOCATE
7064	Roystonea elata	Royal Palm	20"	24'	24'	GOOD CONDITION	RELOCATE
7065	Roystonea elata	Royal Palm	15"	20'	20'	GOOD CONDITION	RELOCATE
7066	Syagrus romanzoffiana	Queen Palm	12"	24'	20'	INVASIVE	REMOVE
7067	Syagrus romanzoffiana	Double Queen Palm	8"	18'	22'	INVASIVE	REMOVE
7068	Bucida buceras	Black Olive	12"	20'	40'	ROOT BOUND / NUISANCE	REMOVE
7069	Bucida buceras	Black Olive	15"	28'	40'	ROOT BOUND / NUISANCE	REMOVE
7070	Bucida buceras	Black Olive	12"	20'	38'	ROOT BOUND / NUISANCE	REMOVE
7071	Bucida buceras	Black Olive	18"	28'	50'	ROOT BOUND / NUISANCE	REMOVE
7072	Washingtonia robusta	Washingtonia Palm	12"	6'	12'	INVASIVE	REMOVE
7073	Syagrus romanzoffiana	Queen Palm	8"	18'	22'	INVASIVE	REMOVE
7074	Phoenix roebelenii	Double Pygmy Date Palm	3"	6'	8'	POOR CONDITION	REMOVE
7075	Syagrus romanzoffiana	Queen Palm	10"	18'	12'	INVASIVE	REMOVE
7076	Syagrus romanzoffiana	Queen Palm	8"	15'	10'	INVASIVE	REMOVE
7077	Syagrus romanzoffiana	Queen Palm	8"	15'	10'	INVASIVE	REMOVE
7078	Syagrus romanzoffiana	Queen Palm	9"	16'	10'	INVASIVE	REMOVE
7079	Syagrus romanzoffiana	Queen Palm	8"	20'	10'	INVASIVE	REMOVE
7080	Syagrus romanzoffiana	Queen Palm	8"	22'	12'	INVASIVE	REMOVE
7081	Syagrus romanzoffiana	Queen Palm	6"	13'	6'	INVASIVE	REMOVE
7082	Swietenia mahagoni	Mahogany	17"	24'	40'	ROOT BOUND	REMOVE
7083	Noronhia emarginata	Madagascar olive	5"	12'	16'	ROOT BOUND	REMOVE
7084	Phoenix roebelenii	Pygmy Date Palm	5"	12'	10'	POOR CONDITION	REMOVE
7085	Noronhia emarginata	Madagascar olive	4"	15'	10'	ROOT BOUND / POOR CONDITION	REMOVE
7095	Swietenia mahagoni	Mahagony	36"	50'	50'	ROOT BOUND	REMOVE
7096	Acoelorrhaphe wrightii	Everglades palm	6"	3'-6'	6'	POOR CONDITION	REMOVE
7097	Swietenia mahagoni	Mahagony	30"	37'	58'	ROOT BOUND	REMOVE
7098	Syagrus romanzoffiana	Queen Palm	10"	18'	24'	INVASIVE	REMOVE
7099	Syagrus romanzoffiana	Queen Palm	10"	18'	24'	INVASIVE	REMOVE
7100	Dypsis lutescens	Areca Palm Cluster	4"	15'	15'	POOR CONDITION	REMOVE
7101	Dypsis lutescens	Areca Palm Cluster	4"		15'	POOR CONDITION	REMOVE
7102	Strelitzia nicolai	White Bird of Paradise	4"	12'	10'	POOR CONDITION	REMOVE
7103	Phoenix roebelenii	Pygmy Date Palm	4"	10'	10'	POOR CONDITION	REMOVE
7104	Phoenix roebelenii	Pygmy Date Palm	3"	6'	10'	POOR CONDITION	REMOVE
7105	Syagrus romanzoffiana	Triple Queen Palm	8"	20'	20'	INVASIVE	REMOVE
7106	Phoenix roebelenii	Pygmy Date Palm	5"	9'	3'	POOR CONDITION	REMOVE
7107	Syagrus romanzoffiana	Queen Palm	7"	20'	9'	INVASIVE	REMOVE
7108	Livistona chinensis	Chinese fan palm	6"	15'	9'	SIGNS OF ABUSE / POOR CONDITION	REMOVE
7109	Livistona chinensis	Chinese fan palm	6"	15'	11'	POOR CONDITION	REMOVE
7110	Noronhia emarginata	Madagascar olive	3"	15'	7'	POOR CONDITION	REMOVE
7111	Phoenix roebelenii	Pygmy Date Palm	3"	8'	3'	POOR CONDITION	REMOVE
7112	Phoenix roebelenii	Pygmy Date Palm	3"	10'	4'	POOR CONDITION	REMOVE
7113	Sabal palmetto	Cabbage Palm	7"	12'	8'	POOR CONDITION	REMOVE
7114	Sabal palmetto	Cabbage Palm	7"	15'	8'	POOR CONDITION	REMOVE
7115	Sabal palmetto	Cabbage Palm	6"	6'	6'	POOR CONDITION	REMOVE
7116	Swietenia mahagoni	Mahogany	8"	25'	15'	POOR STURCTURE / ROOT BOUND	REMOVE
7138	Roystonea elata	Royal Palm	10"	25'	12'	GOOD CONDITION	RELOCATE
7139	Dypsis lutescens	Areca Palm Cluster	3"- 4"	20'	12'	POOR CONDITION	REMOVE
7140	Sabal palmetto	Cabbage Palm	10"	20'	8'	POOR CONDITION	REMOVE
7141	Sabal palmetto	Cabbage Palm	12"	25'	16'	POOR CONDITION	REMOVE
7142	Sabal palmetto	Cabbage Palm	10"	20'	15'	POOR CONDITION	REMOVE
7143	Sabal palmetto	Cabbage Palm	8"	18'	15'	POOR CONDITION	REMOVE
7144	Tababuia caraiba	Golden Trumpet Tree	10"	25'	25'	ROOT BOUND / POOR STRUCTURE	REMOVE
7145	Tababuia caraiba	Golden Trumpet Tree	12"	35'	25'	ROOT BOUND / SIGNS OF ABUSE	REMOVE
7146	Syagrus romanzoffiana	Queen Palm	12"	20'	10'	INVASIVE	REMOVE
7168	Acoelorrhaphe wrightii	Everglades palm	3"	15'	10'	POOR CONDITION	REMOVE
7169	Swietenia mahagoni	Mahogany	36"	50'	60'	ROOT BOUND	REMOVE
7170	Syagrus romanzoffiana	Queen Palm	6"	10'	6'	INVASIVE	REMOVE
7171	Syagrus romanzoffiana	Queen Palm	10"	25'	16'	INVASIVE	REMOVE
7172	Tababuia caraiba	Golden Trumpet Tree	10"	20'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7173	Bucida buceras	Black Olive	4"	18'	10'	POOR STRUCTURE / ROOT BOUND / NUISANCE	REMOVE
7174	Tababuia caraiba	Golden Trumpet Tree	16"	35'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7175	Dypsis lutescens	Areca Palm Cluster	3"	20'	16'	POOR CONDITION	REMOVE
7176	Bucida buceras	Black Olive	16"	35'	40'	NUISANCE	REMOVE
7177	Dypsis lutescens	Areca Palm Cluster	4"	20'	12'	POOR CONDITION	REMOVE
7178	Dypsis lutescens	Areca Palm Cluster	3"	20'	6'	POOR CONDITION	REMOVE
7179	Syagrus romanzoffiana	Queen Palm	6"	15'	15'	INVASIVE	REMOVE
7180	Syagrus romanzoffiana	Queen Palm	6"	15'	15'	INVASIVE	REMOVE
7181	Syagrus romanzoffiana	Queen Palm	6"	15'	15'	INVASIVE	REMOVE
7182	Tababuia caraiba	Golden Trumpet Tree	14"	30'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7183	Swietenia mahagoni	Mahogany	20"	45'	35'	POOR STRUCTURE / ROOT BOUND	REMOVE
7184	Tababuia caraiba	Golden Trumpet Tree	10"	25'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7185	Tababuia caraiba	Golden Trumpet Tree	14"	35'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7186	Swietenia mahagoni	Mahogany	16"	35'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7187	Tababuia caraiba	Golden Trumpet Tree	14"	18'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7188	Phoenix roebelenii	Pygmy Date Palm	3"	5'	5'	POOR CONDITION	REMOVE
7189	Schefflera actinophylla	Umbrella Tree	10"	28'	18'	INVASIVE	REMOVE
7190	Roystonea elata	Royal Palm	10"	25'	16'	GOOD CONDITION	RELOCATE
7191	Roystonea elata	Royal Palm	10"	25'	16'	GOOD CONDITION	RELOCATE
7192	Tababuia caraiba	Golden Trumpet Tree	12"	25'	12'	POOR CONDITION	REMOVE
7193	Tababuia caraiba	Golden Trumpet Tree	12"	30'	25'	POOR CONDITION	REMOVE
7194	Tababuia caraiba	Golden Trumpet Tree	12"	30'	25'	POOR CONDITION	REMOVE
7195	Tababuia caraiba	Golden Trumpet Tree	12"	30'	15'	POOR CONDITION	REMOVE
7197	Tababuia caraiba	Golden Trumpet Tree	16"	35'	30'	POOR CONDITION	REMOVE
7198	Tababuia caraiba	Golden Trumpet Tree	14"	35'	30'	POOR CONDITION	REMOVE
7199	Dypsis lutescens	Areca Palm Cluster	3"	20'	15'	POOR CONDITION	REMOVE
7200	Dypsis lutescens	Areca Palm Cluster	4"	25'	15'	POOR CONDITION	REMOVE
7201	Tababuia caraiba	Golden Trumpet Tree	14"	30'	30'	SIGNS OF ABUSE / POOR STRUCTURE / ROOT BOUND	REMOVE
7202	Tababuia caraiba	Golden Trumpet Tree	12"	30'	20'	SIGNS OF ABUSE / POOR STRUCTURE / ROOT BOUND	REMOVE
7203	Tababuia caraiba	Golden Trumpet Tree	10"	30'	15'	SIGNS OF ABUSE / POOR STRUCTURE / ROOT BOUND	REMOVE
7204	Schefflera actinophylla	Umbrella Tree	10"	30'	20'	INVASIVE	REMOVE
7205	Syagrus romanzoffiana	Queen Palm	12"	25'	16'	INVASIVE	REMOVE
7208	Tababuia caraiba	Golden Trumpet Tree	12"	20'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7209	Quercus virginiana	Oak	16"	30'	50'	GOOD CONDITION	RETAIN
7210	Bucida buceras	Black Olive	14"	40'	35'	SIGNS OF ABUSE / NUISANCE	REMOVE
7211	Bucida buceras	Black Olive	10"	20'	20'	SIGNS OF ABUSE / NUISANCE	REMOVE
7212	Bucida buceras	Black Olive	14"	25'	50'	NUISANCE	REMOVE

#	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	CONDITION	DISPOSITION
7213	Bucida buceras	Black Olive	12"	35'	40'	NUISANCE / POOR STRUCTURE	REMOVE
7214	Bucida buceras	Black Olive	18"	45'	50'	NUISANCE	REMOVE
7215	Bucida buceras	Black Olive	16"	45'	50'	NUISANCE	REMOVE
7216	Swietenia mahagoni	Mahogany	14"	35'	40'	ROOT BOUND	REMOVE
7217	Bismarckia nobilis	Silver Bismack	10"	10'	10'	GOOD CONDITION	RELOCATE
7218	Swietenia mahagoni	Mahogany	14"	35'	30'	POOR STRUCTURE	REMOVE
7219	Dypsis lutescens	Areca Palm Cluster	3"	20'	10'	POOR CONDITION	REMOVE
7220	Dypsis lutescens	Areca Palm Cluster	4"	20'	10'	POOR CONDITION	REMOVE
7221	Dypsis lutescens	Areca Palm Cluster	4"	18'	10'	POOR CONDITION	REMOVE
7222	Dypsis lutescens	Areca Palm Cluster	4"	20'	10'	POOR CONDITION	REMOVE
7223	Swietenia mahagoni	Mahogany	16"	40'	50'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7224	Tababuia caraiba	Golden Trumpet Tree	10"	27'	25'	POOR STRUCTURE / ROOT BOUND	REMOVE
7225	Dypsis lutescens	Areca Palm Cluster	3"	20'	12'	POOR CONDITION	REMOVE
7226	Tababuia caraiba	Golden Trumpet Tree	14"	35'	20'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7227	Tababuia caraiba	Golden Trumpet Tree	12"	20'	18'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7228	Tababuia caraiba	Golden Trumpet Tree	16"	35'	30'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7229	Swietenia mahagoni	Mahogany	12"	27'	30'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7230	Swietenia mahagoni	Mahogany	20"	40'	35'	ROOT BOUND	REMOVE
7231	Schefflera actinophylla	Umbrella Tree	10"	30'	15'	INVASIVE	REMOVE
7232	Schefflera actinophylla	Umbrella Tree	6"	25'	15'	INVASIVE	REMOVE
7233	Tababuia caraiba	Golden Trumpet Tree	12"	25'	25'	POOR STRUCTURE / ROOT BOUND	REMOVE
7234	Tababuia caraiba	Golden Trumpet Tree	12"	25'	18'	POOR STRUCTURE / ROOT BOUND	REMOVE
7235	Tababuia caraiba	Golden Trumpet Tree	16"	30'	35'	POOR STRUCTURE / ROOT BOUND	REMOVE
7236	Tababuia caraiba	Golden Trumpet Tree	12"	30'	15'	POOR STRUCTURE / ROOT BOUND	REMOVE
7237	Tababuia caraiba	Golden Trumpet Tree	14"	30'	20'	POOR STRUCTURE / ROOT BOUND	REMOVE
7238	Swietenia mahagoni	Mahogany	20"	45'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7239	Tababuia caraiba	Golden Trumpet Tree	4"	18'	10'	GOOD CONDITION	RELOCATE
7241	Syagrus romanzoffiana	Queen Palm	4"	6'	6'	INVASIVE	REMOVE
7242	Syagrus romanzoffiana	Queen Palm	4"	6'	6'	INVASIVE	REMOVE
7243	Tababuia caraiba	Golden Trumpet Tree	16"	35'	20'	POOR CONDITION	REMOVE
7244	Tababuia caraiba	Golden Trumpet Tree	24"	40'	20'	POOR CONDITION	REMOVE
7245	Noronhia emarginata	Madagascar olive	8"	18'	20'	POOR CONDITION	REMOVE
7246	Tababuia caraiba	Golden Trumpet Tree	14"	30'	20'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7247	Tababuia caraiba	Golden Trumpet Tree	10"	25'	15'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7248	Washingtonia robusta	Washingtonian Palm	12"	10'	8'	INVASIVE	REMOVE
7249	Dypsis lutescens	Areca Palm Cluster	4"	20'	12'	POOR CONDITION	REMOVE
7250	Bucida buceras	Black Olive	16"	45'	40'	SIGNS OF ABUSE / NUISANCE	REMOVE
7251	Sabal palmetto	Cabbage Palm	14"	18'	15'	CLUMPED WITH BLACK OLIVE	REMOVE
7252	Bucida buceras	Black Olive	12"	35'	30'	SIGNS OF ABUSE / NUISANCE	REMOVE
7253	Bucida buceras	Black Olive	12"	30'	40'	NUISANCE	REMOVE
7254	Bucida buceras	Black Olive	10"	30'	35'	NUISANCE	REMOVE
7255	Swietenia mahagoni	Mahogany	6"	18'	12'	GOOD CONDITION	RELOCATE
7256	Bucida buceras	Black Olive	14"	45'	40'	NUISANCE / POOR STRUCTURE	REMOVE
7257	Bucida buceras	Black Olive	14"	40'	35'	NUISANCE	REMOVE
7258	Swietenia mahagoni	Mahogany	14"	40'	25'	POOR STRUCTURE / ROOT BOUND	REMOVE
7259	Bucida buceras	Black Olive	24"	45'	45'	NUISANCE	REMOVE
7260	Bucida buceras	Black Olive	16"	40'	35'	NUISANCE	REMOVE
7261	Swietenia mahagoni	Mahogany	6"	18'	10'	GOOD CONDITION	RELOCATE
7262	Bucida buceras	Black Olive	14"	40'	40'	NUISANCE	REMOVE
7265	Tababuia caraiba	Golden Trumpet Tree	14"	30'	25'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7266	Bucida buceras	Black Olive	14"	30'	40'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7269	Swietenia mahagoni	Mahogany	16"	45'	45'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7270	Swietenia mahagoni	Mahogany	16"	45'	45'	SIGNS OF ABUSE / ROOT BOUND	REMOVE
7290	Washingtonia robusta	Washingtonian	12"	10'	8'	INVASIVE	REMOVE
7291	Tababuia caraiba	Golden Trumpet Tree	10"	20'	12'	ROOT BOUND	REMOVE
7292	Washingtonia robusta	Washingtonian	12"	10'	6'	INVASIVE	REMOVE
7301	Tababuia caraiba	Golden Trumpet Tree	10"	20'	20'	SIGNS OF ABUSE	REMOVE
7302	Tababuia caraiba	Golden Trumpet Tree	14"	30'	30'	SIGNS OF ABUSE	REMOVE
7304	Jacaranda mimosifolia	Jacaranda	3"	15'	8'	POOR CONDITION	REMOVE
7305	Bucida buceras	Black Olive	14"	40'	50'	SIGNS OF ABUSE / NUISANCE	REMOVE
7306	Swietenia mahagoni	Mahogany	18"	45'	45'	SIGNS OF ABUSE / POOR STRUCTURE	REMOVE
7307	Bucida buceras	Black Olive	10"	20'	20'	SIGNS OF ABUSE / NUISANCE	REMOVE
7308	Swietenia mahagoni	Mahogany	14"	40'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7309	Swietenia mahagoni	Mahogany	16"	45'	40'	POOR STRUCTURE / ROOT BOUND	REMOVE
7310	Sabal palmetto	Cabbage Palm	12"	12'	6'	SIGNS OF ABUSE / POOR CONDITION	REMOVE
7311	Bucida buceras	Black Olive	12"	40'	40'	SIGNS OF ABUSE / NUISANCE	REMOVE
7312	Bucida buceras	Black Olive	6"	18'	15'	POOR CONDITION / SIGNS OF ABUSE / NUISANCE	REMOVE
7313	Washingtonia robusta	Washingtonian Palm	12"	10'	10'	INVASIVE	REMOVE
7314	Tababuia caraiba	Golden Trumpet Tree	14"	40'	25'	ROOT BOUND	REMOVE
7315	Dypsis lutescens	Areca Palm Cluster	3"	6'	6'	POOR CONDITION	REMOVE
7316	Dypsis lutescens	Areca Palm Cluster	4"	20'	6'	POOR CONDITION	REMOVE
7317	Dypsis lutescens	Areca Palm Cluster	4"	20'	20'	POOR CONDITION	REMOVE
7318	Schefflera actinophylla	Umbrella Tree	10"	35'	20'	INVASIVE	REMOVE
7319	Schefflera actinophylla	Umbrella Tree	24"	30'	18'	INVASIVE	REMOVE
7320	Schefflera actinophylla	Umbrella Tree	10"	25'	12'	INVASIVE	REMOVE



LANDSCAPE NOTE:

1. FOR PLANT SYMBOL DEFINITION AND COMPLETE PLANT MATERIAL LIST, SEE LL-06.

IRRIGATION NOTE:

1. A FULL COVERAGE 50% OVERLAP IRRIGATION SYSTEM WILL BE PROVIDED AT TIME OF BUILDING DEPARTMENT PERMITTING. ALL EQUIPMENT SHALL BE PANTONE PURPLE FOR FUTURE RECLAIMED WATER.

STREET TREE NOTE:
THE CURRENT LANDSCAPE PLAN IS SHOWN WITH MEDJOOL DATE PALMS AS THE STREET TREES, SEE LL-05 FOR SPECIFICATION. IF NECESSARY AND PURSUANT TO NEGOTIATIONS WITH FDOT AND FP&L, SPECIES MAY CHANGE.

SITE VISIBILITY NOTE:
FDOT CLEAR SIGHT VISIBILITY LINES ARE BASED ON A 35 MPH POSTED SPEED LIMIT AND AN ASSUME 40 MPH DESIGN SPEED

Bermello Ajamil & Partners, Inc.
Date: August 25, 2014
Final DRC submittal of PDD Major Amendment

OASIS

HALLANDALE BEACH

AUGUST 25, 2014

Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

North

Scale: 1" = 20'

0' 10' 20' 40' 60'

GROUND LEVEL LANDSCAPE PLAN

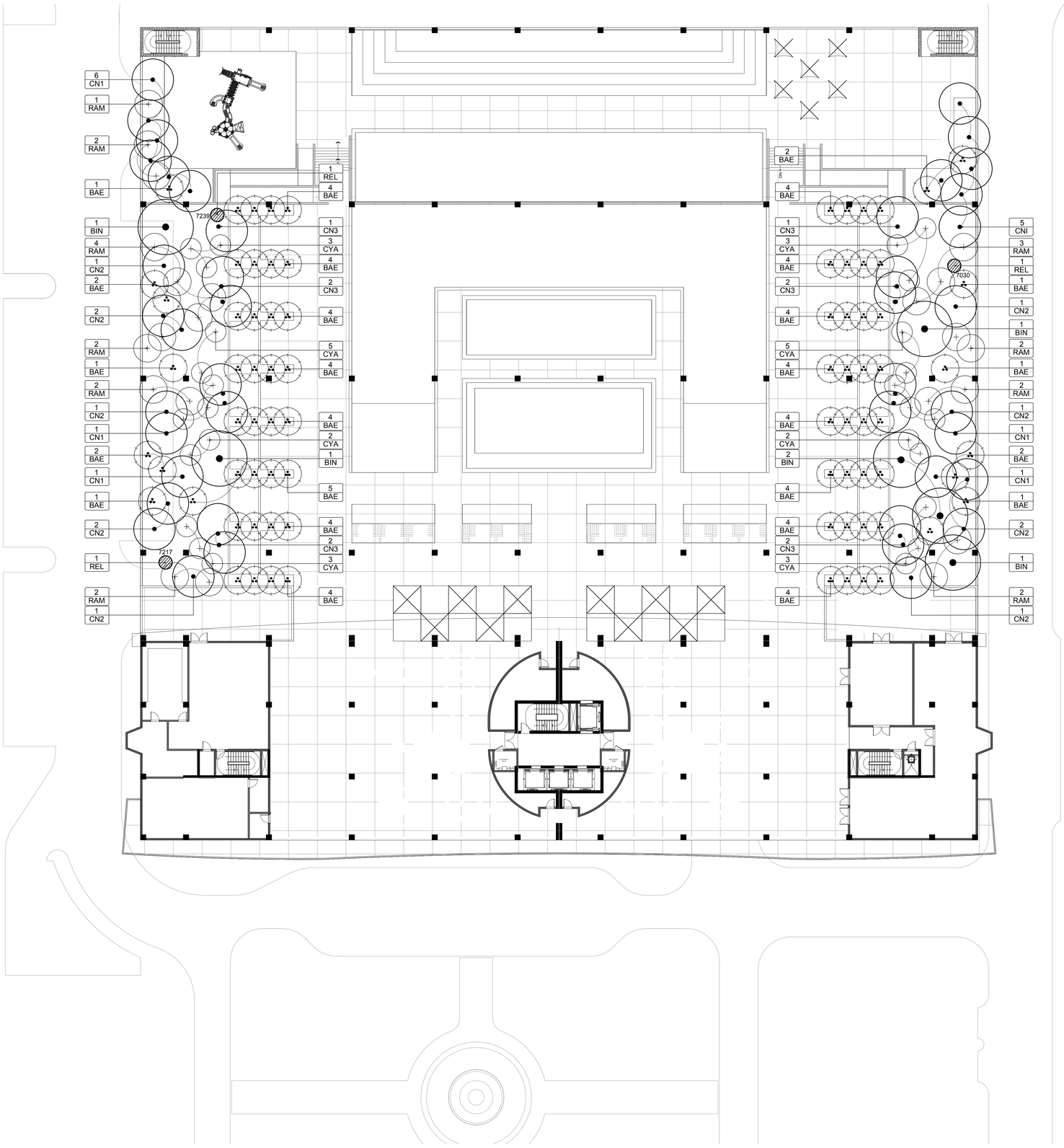
LL-01

LANDSCAPE NOTE:

1. FOR PLANT SYMBOL DEFINITION AND COMPLETE PLANT MATERIAL LIST, SEE LL-06.

IRRIGATION NOTE:

1. A FULL COVERAGE 50% OVERLAP IRRIGATION SYSTEM WILL BE PROVIDED AT TIME OF BUILDING DEPARTMENT PERMITTING. ALL EQUIPMENT SHALL BE PANTONE PURPLE FOR FUTURE RECLAIMED WATER.



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HALLANDALE BEACH

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Bermello Ajamil & Partners, Inc.
Date: August 25, 2014
Final DRC submittal of PDD Major Amendment

POOL DECK TREE & ACCENT PLANT LANDSCAPE PLAN

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

North 0' 8' 16' 32' 48'

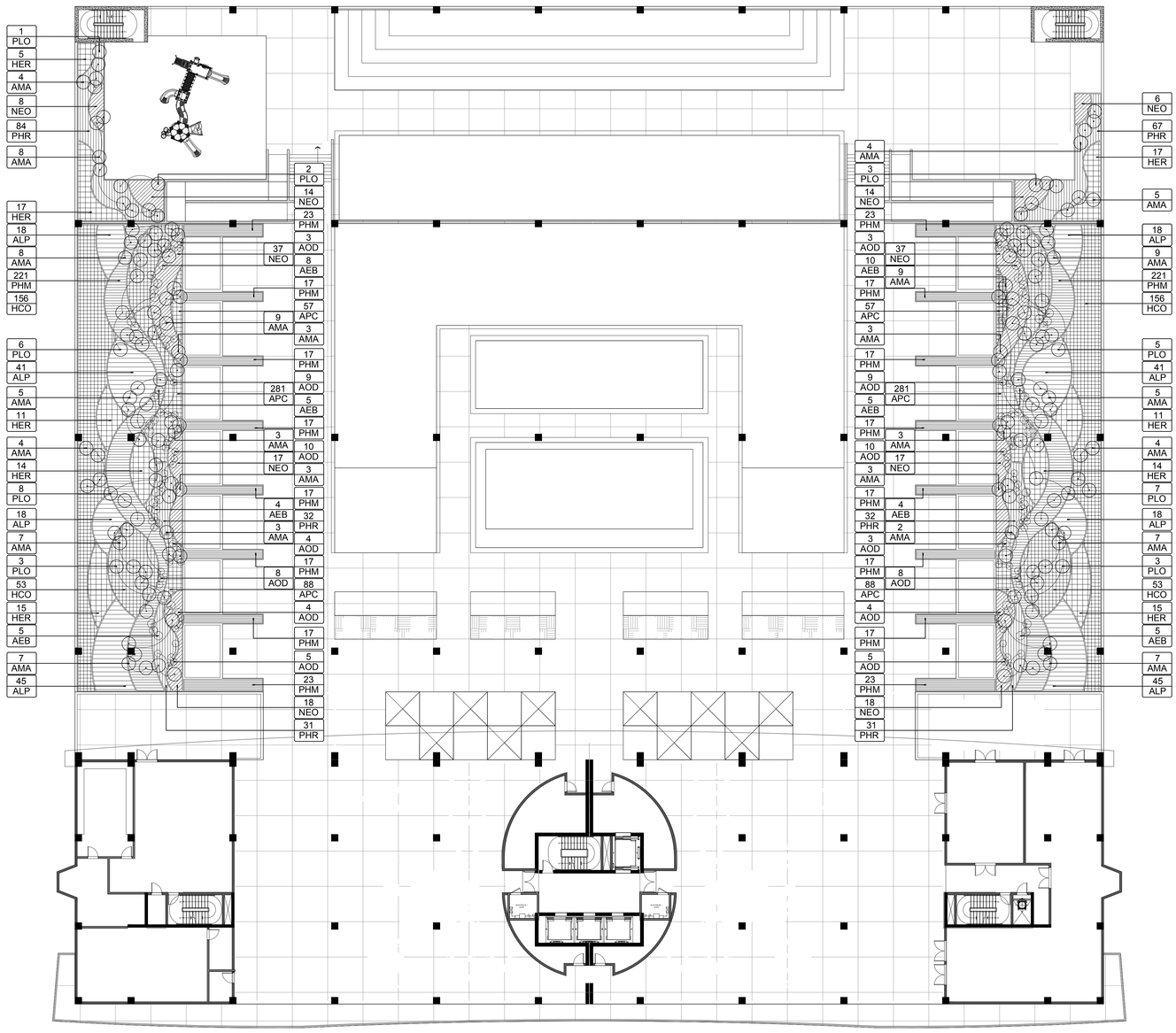
LL-02

LANDSCAPE NOTE:

1. FOR PLANT SYMBOL DEFINITION AND COMPLETE PLANT MATERIAL LIST, SEE LL-06.

IRRIGATION NOTE:

1. A FULL COVERAGE 50% OVERLAP IRRIGATION SYSTEM WILL BE PROVIDED AT TIME OF BUILDING DEPARTMENT PERMITTING. ALL EQUIPMENT SHALL BE PANTONE PURPLE FOR FUTURE RECLAIMED WATER.



Bermello Ajamil & Partners, Inc.
Date: August 25, 2014
Final DRC submittal of PDD Major Amendment

OASIS

HALLANDALE BEACH

AUGUST 25, 2014

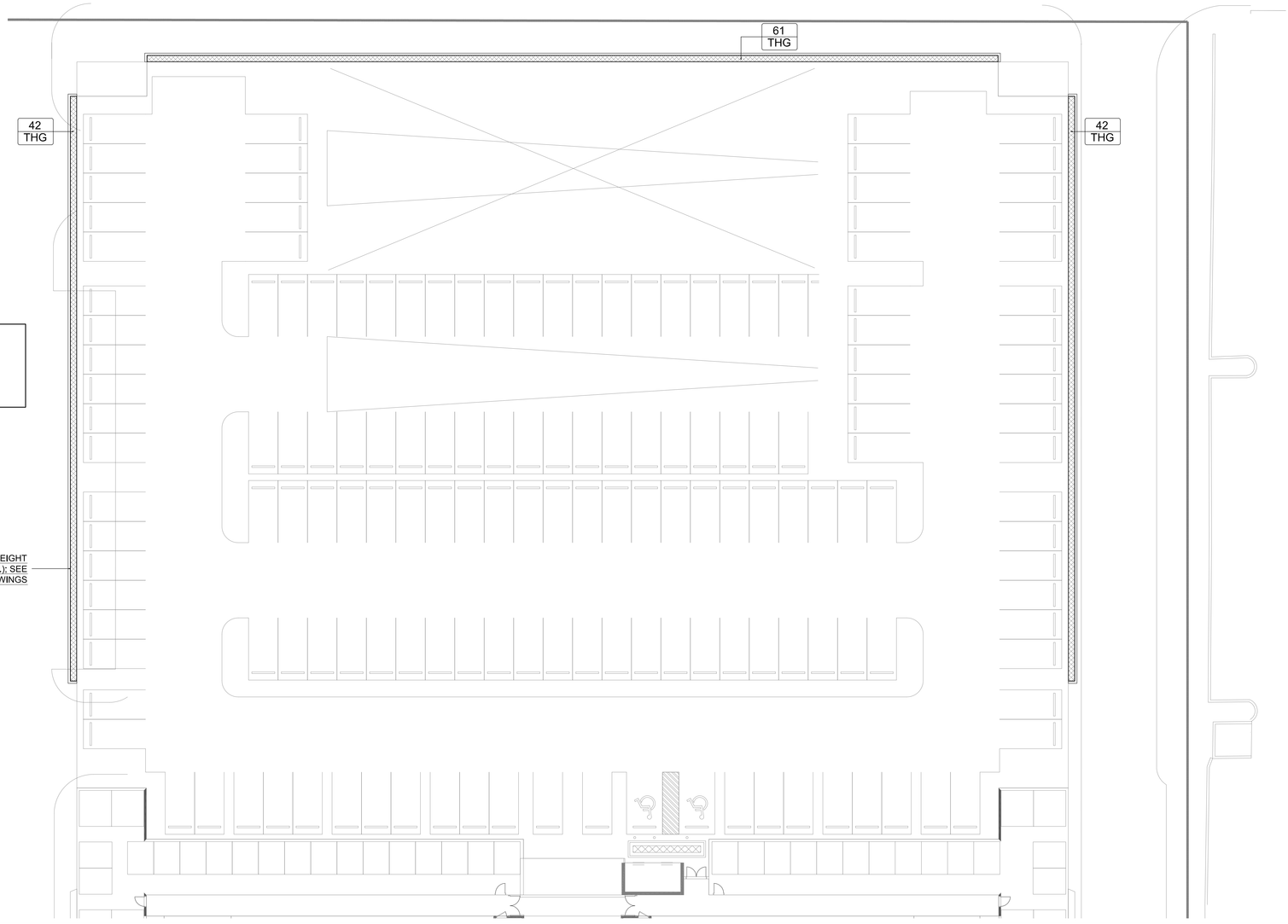
Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

POOL DECK SHRUB AND GROUNDCOVER LANDSCAPE PLAN

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

North 0' 8' 16' 32' 48'

LL-03

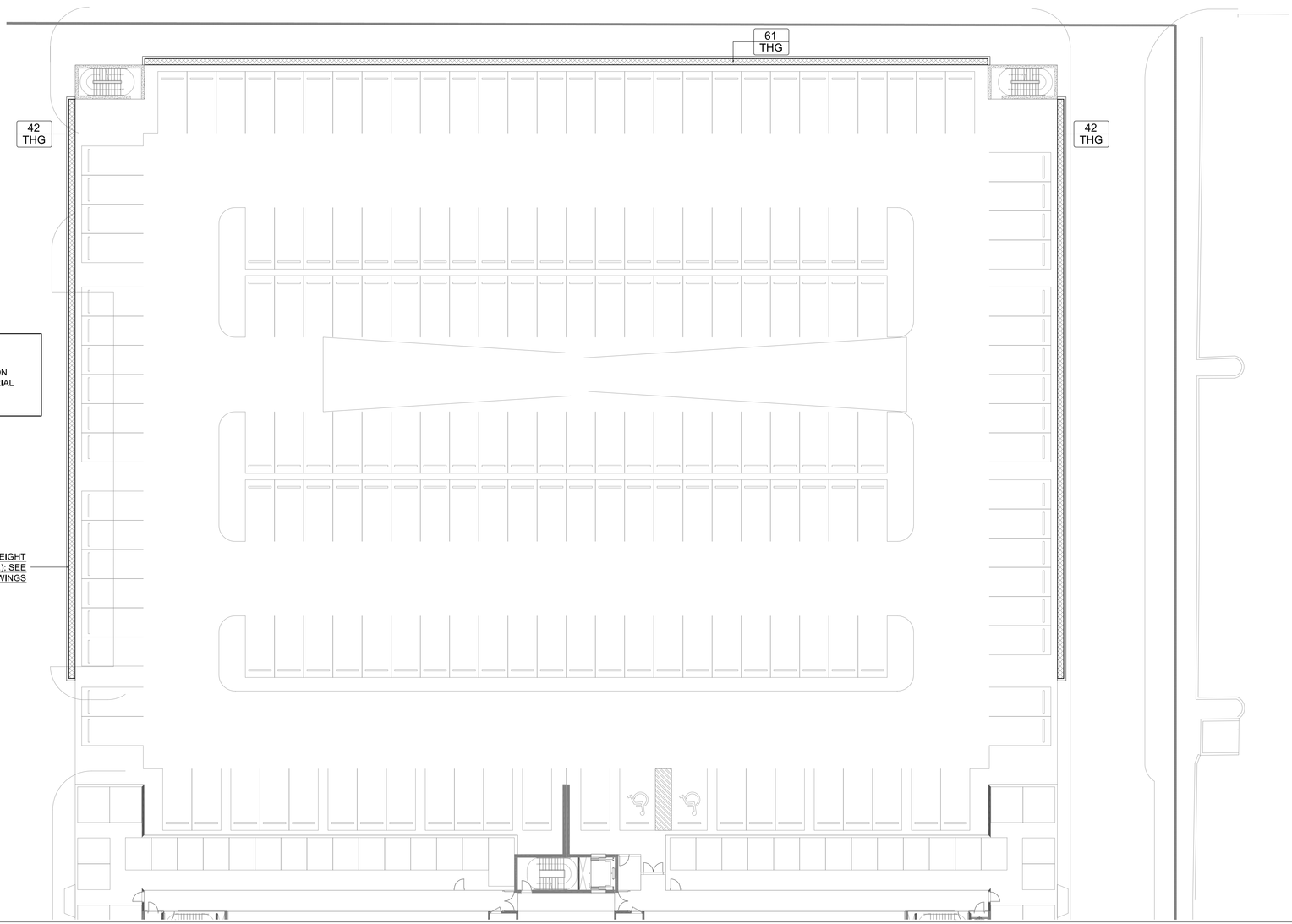


LANDSCAPE NOTE:

1. FOR PLANT SYMBOL DEFINITION AND COMPLETE PLANT MATERIAL LIST, SEE LL-06.

1 LL-04 LEVEL 2

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



LANDSCAPE NOTE:

1. FOR PLANT SYMBOL DEFINITION AND COMPLETE PLANT MATERIAL LIST, SEE LL-06.

2 LL-04 LEVEL 4

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

Bermello Ajamil & Partners, Inc.
Date: August 25, 2014
Final DRC submittal of PDD Major Amendment

OASIS

HALLANDALE BEACH

AUGUST 25, 2014

Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

North

GREEN WALL LEVEL 2 AND 4
LANDSCAPE PLAN

LL-04

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH/SPREAD	CALIPER	CLEAR TRUNK	CONTAINER	ADDITIONAL IMFORMATION	SPACING	NATIVE TO SOUTH FLORIDA	DROUGHT TOLERANCE
CANOPY TREES												
CHO	21	*Chrysophyllum oliviforme*	Satin Leaf	15'	4'	3"	6'	B&B	N/A	AS SHOWN	YES	HIGH
CLR	14	*Clusia rosea*	Pitch Apple	15'	5'	3"	5'	B&B	N/A	AS SHOWN	YES	HIGH
COU	35	*Coccoloba uvifera*	Sea Grape	15'	18'	6'	6'	B&B	MATCHED	AS SHOWN	YES	HIGH
QUV	25	*Quercus virginiana 'Highrise'*	Highrise Live Oak	15'	5'	3"	6'	B&B	N/A	AS SHOWN	YES	HIGH
BAV	12	*Bambusa vulgaris 'Wamin striata'*	Striped Buddha Belly Bamboo	9' - 10'	7'-8'	N/A	5'	24 GALLON	N/A	AS SHOWN	NO	MODERATE
PALMS												
LAL	8	*Latania loddigesii*	Blue Latan Palm	10'	15'	14'	5'	B&B	180° HEAD	AS SHOWN	YES	HIGH
PHD	27	*Phoenix dactylifera 'Medjool*	Medjool Date Palm	28'	24'	2'	15'	B&B	180° HEAD	AS SHOWN	NO	HIGH
VEM	40	*Veitchia montgomeryana*	Montgomery Palm	20'	14'	14"	15'	B&B	180° HEAD	AS SHOWN	NO	MODERATE
SHRUGS AND GROUNDCOVERS												
PEL	290	*Pentas lanceolata*	Pentas	12"	12"	N/A	N/A	1 GALLON	N/A	12" O.C. TRIANGULAR SPACING	NO	MODERATE
CRA	147	*Crinum augustum 'Queen Emma'*	Queen Emma Crinum Lily	36"	36"	N/A	N/A	7 GALLON	FULL TO GROUND	AS SHOWN	NO	MODERATE
ACW	680	*Acalypha wilkesiana*	Copper Leaf	36"	24"	N/A	N/A	7 GALLON	FULL TO GROUND	AS SHOWN	NO	MODERATE
TRP	47	*Tradescantia pallida 'purpurea'*	Purple Queen	12"	12"	N/A	N/A	1 GALLON	N/A	24" O.C.	NO	HIGH
POP	307	*Pogonatherum paniceum*	Bamboo Grass	30"	12"	N/A	N/A	7 GALLON	FULL TO GROUND	24" O.C.	NO	HIGH
NEB	436	*Nephrolepis biserrata*	Macho Fern	18"	18"	N/A	N/A	3 GALLON	FULL TO GROUND	36" O.C.	YES	HIGH
PHI	150	*Philondendron 'Burle Marx'*	Burley Marx Philodendron	18"	18"	N/A	N/A	3 GALLON	FULL TO GROUND	24" O.C.	NO	MODERATE
ALZ	343	*Alpinia zerumbet 'Variegata'*	Varigated Shell Ginger	36	24	N/A	N/A	7 GALLON	FULL	30" O.C.	NO	MODERATE
PHS	299	*Philodendron selloum*	Split Leaf Philodendron	24"	24	N/A	N/A	7 GALLON	FULL TO GROUND	30" O.C.	NO	MODERATE
ROL	283	*Rondeletia leucophylla*	Bush Pentas	30"	18"	N/A	N/A	5 GALLON	FULL	24" O.C.	NO	MODERATE
SOD												
STS		*Stenotaphrum secundatum*	St Augustine "Floratam"	N/A	N/A	N/A		N/A	N/A	N/A	NO	MODERATE
Relocated Trees												
REL	18	Relocated Trees	Relocated Trees	SEE TREE DISPOSITION PLAN FOR DETAILED DATA								

LANDSCAPE NOTES:

1. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture, unless other wise noted.
2. Contractor to verify percolation rate of 1" of water in 10 minutes of all planting holes prior to installation of plants.

1 / LL-05 GROUND LEVEL LANDSCAPE

SCALE: N.T.S

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	WIDTH/ SPREAD	CALIPER	CLEAR TRUNK	CONTAINER	ADDITIONAL INFORMATION	SPACING	NATIVE TO SOUTH FLORIDA	DROUGHT TOLERANCE
TREES												
CYA	26	*Cyathea cooperi*	Australian Tree Fern	7'	7'	3"	3'	20 GALLON	N/A	AS SHOWN	NO	MODERATE
BAE	80	*Bambusa eutuldoides viridi-vittata*	Asian Lemon Bamboo	11' - 12'	8' - 9'	N/A	3'	25 GALLON	N/A	AS SHOWN	NO	HIGH
PALMS												
BIN	6	*Bismarckia nobilis 'Silver'*	Silver Bismarck Palm	19' - 20'	25'	24" MIN.	6'-8' GRAY WOOD	B + B	N/A	AS SHOWN	NO	HIGH
RAM	22	*Ravenala madagascariensis*	Travelers Palm	11' - 12'	9' - 10'	N/A	N/A	25 GALLON	N/A	AS SHOWN	NO	NONE
CN1	18	*Cocos nucifera*	Coconut Palm	15'	20'	18" MIN.	6' GRAY WOOD	B + B	180° HEAD	AS SHOWN	NO	HIGH
CN2	11	*Cocos nucifera*	Coconut Palm	20'	20'	18" MIN.	12' GRAY WOOD	B + B	180° HEAD	AS SHOWN	NO	HIGH
CN3	13	*Cocos nucifera*	Curved Trunk Coconut Palm	20'	20'	18" MIN.	14' GRAY WOOD	B + B	S' CURVE TRUNK	AS SHOWN	NO	HIGH
ACCENTS AND ORNAMENTALS												
AOD	85	*Alcantarea odorata*	Silver Bromeliad	24"	24"	N/A	N/A	7 GALLON	FULL TO GROUND	AS SHOWN	NO	HIGH
AMA	124	*Alocasia odora 'California'*	Elephant Ear	5' - 6'	4'	N/A	N/A	7 GALLON	FULL	AS SHOWN	NO	MODERATE
HER	119	*Heliconia rostrata*	Lobster Claw	9' - 10'	5' - 6'	N/A	N/A	15 GALLON	FULL	AS SHOWN	NO	MODERATE
PLO	39	*Plumeria obtusa*	White Plumeria	7'	4'	MULTI-TRUNK	4'	B + B	FULL HEAD	AS SHOWN	NO	HIGH
SHRUBS AND GROUNDCOVER												
HCO	490	*Hedychium coronarium*	White Butterfly Ginger	36"	24"	N/A	N/A	7 GALLON	N/A	30" O.C. TRIANGULAR SPACING	NO	MODERATE
AEB	46	*Aechmea blanchetiana 'Orange'*	Orange Bromeliad	30"	30"	N/A	N/A	7 GALLON	N/A	AS SHOWN	NO	HIGH
ALP	123	*Alpinia purpurata*	Red Ginger	36"	24"	N/A	N/A	7 GALLON	N/A	30" O.C. TRIANGULAR SPACING	NO	MODERATE
PHR	277	*Philodendron 'Rojo Congo'*	Rojo Congo Philodendron	18"	18"	N/A	N/A	3 GALLON	N/A	24" O.C. TRIANGULAR SPACING	NO	MODERATE
PHM	738	*Philodendron 'Moonlight'*	Moonlight Philodendron	18"	18"	N/A	N/A	3 GALLON	N/A	24" O.C. TRIANGULAR SPACING	NO	MODERATE
NEO	186	*Neoregelia 'Bossa Nova'*	Bossa Nova Bromeliad	12"	12"	N/A	N/A	3 GALLON	N/A	24" O.C. TRIANGULAR SPACING	NO	HIGH
APC	310	*Aptenia cordifolia*	Baby Sunrose	12'	12'	N/A	N/A	1 GALLON	N/A	12" O.C. TRIANGULAR SPACING	NO	HIGH
EPIPHYTES												
ONO	30	*Oncidium spp.*	Oncidium Orchid	18"	12"	N/A	N/A	4" POTS; IN BLOOM	ATTACH TO TRUNK	AS SHOWN	NO	MODERATE
DEN	30	*Dendrobium spp.*	Dendrobium Orchid	18"	12"	N/A	N/A	4" POTS; IN BLOOM	ATTACH TO TRUNK	AS SHOWN	NO	MODERATE
PHA	30	*Phaelenopsis spp.*	Moth Orchid	18"	12"	N/A	N/A	4" POTS; IN BLOOM	ATTACH TO TRUNK	AS SHOWN	NO	MODERATE
PLA	25	*Platycerium*	Staghorn fern	18"	18"	N/A	N/A	N/A	ATTACH TO TRUNK	AS SHOWN	NO	MODERATE
VINES												
THG	290	*Thunbergia grandiflora*	Sky Vine	5'	2'	N/A	N/A	7 GALLON	FULL TO GROUND; TIE TO GREENSCREEN WITH TWINE OR TWIST TIES	36" O.C. TRIANGULAR SPACING	NO	MODERATE
Relocated Trees												
REL	3	*Relocated Trees*	*Relocated Trees*	SEE TREE DISPOSITION PLAN FOR DETAILED DATA								

LANDSCAPE NOTES:

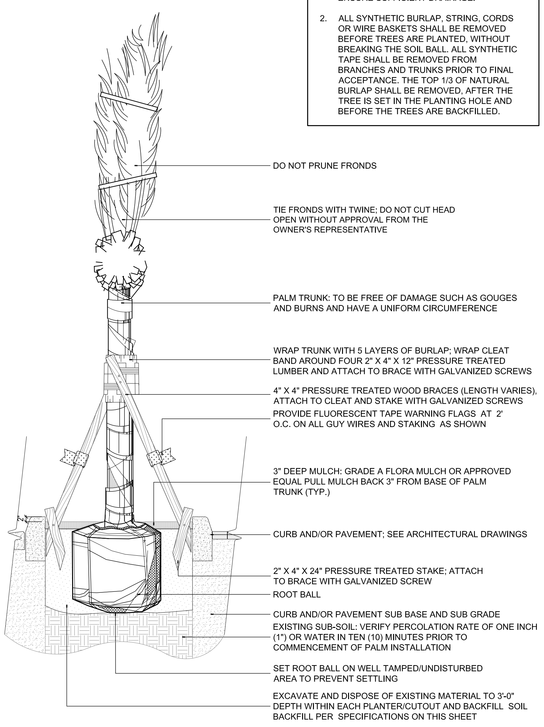
1. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture, unless other wise noted.
2. Contractor to verify percolation rate of 1" of water in 10 minutes of all planting holes prior to installation of plants.
3. All Trees/Palms in sod areas are to receive a 36" diameter mulched saucer putside the edge of root ball.

2 / LL-05 POOL DECK AND GREEN WALL LANDSCAPE

SCALE: N.T.S

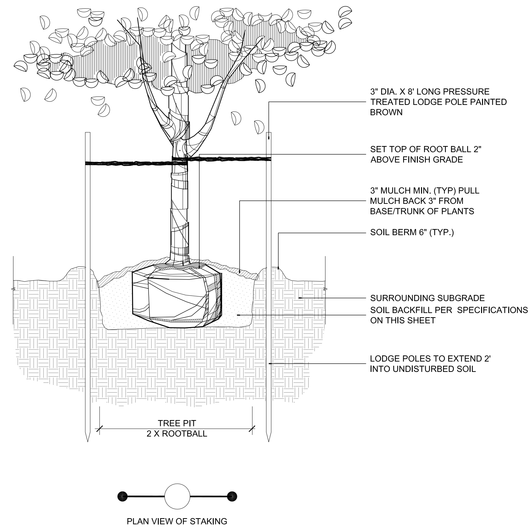
PLANT INSTALLATION NOTES:

1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
2. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.



1 DATE PALM IN MEDIAN OR PLANTER INSTALLATION DETAIL

LL-06 SCALE: N.T.S.

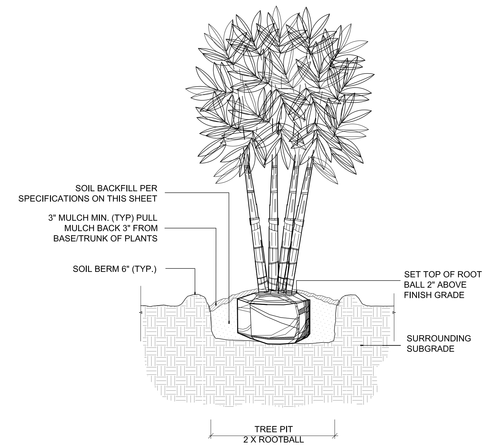


DRAINAGE NOTE:

1. PRIOR TO INSTALLATION OF PLANTS, CONTRACTOR TO VERIFY PLANTING PITS HAVE A PERCOLATION RATE OF ONE INCH (1") OF WATER IN TEN (10) MINUTES.

4 TREE STAKING DETAIL

LL-06 SCALE: N.T.S



DRAINAGE NOTE:

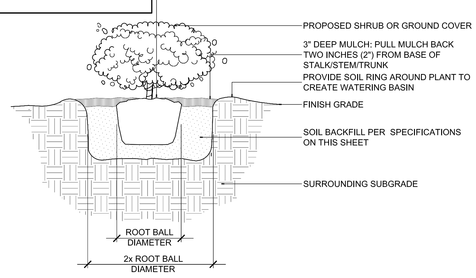
1. PRIOR TO INSTALLATION OF PLANTS, CONTRACTOR TO VERIFY PLANTING PITS HAVE A PERCOLATION RATE OF ONE INCH (1") OF WATER IN TEN (10) MINUTES.

8 BAMBOO PLANTING DETAIL

LL-06 SCALE: N.T.S

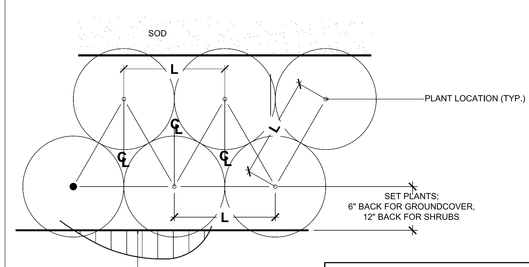
DRAINAGE NOTE:

1. PRIOR TO INSTALLATION OF PLANTS, CONTRACTOR TO VERIFY PLANTING PITS HAVE A PERCOLATION RATE OF ONE INCH (1") OF WATER IN TEN (10) MINUTES.



2 SHRUB AND GROUNDCOVER INSTALLATION DETAIL

LL-06 SCALE: N.T.S

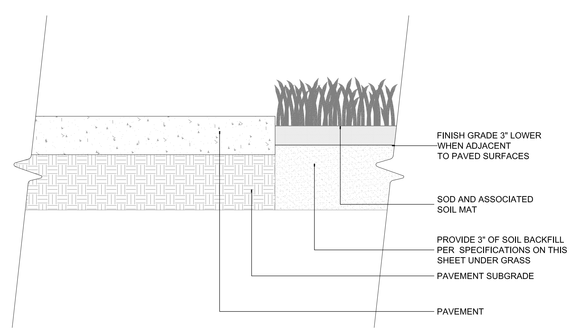


PLANT SPACING NOTES:

1. SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS NOTED OTHERWISE
2. L= SPACING AS CALLED FOR IN PLANTING PLAN AND PLANT LIST

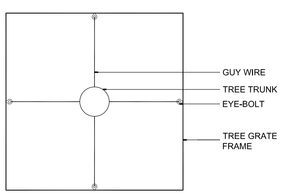
5 SHRUB AND GROUNDCOVER LAYOUT DETAIL

LL-06 SCALE: N.T.S



9 SOD INSTALLATION DETAIL

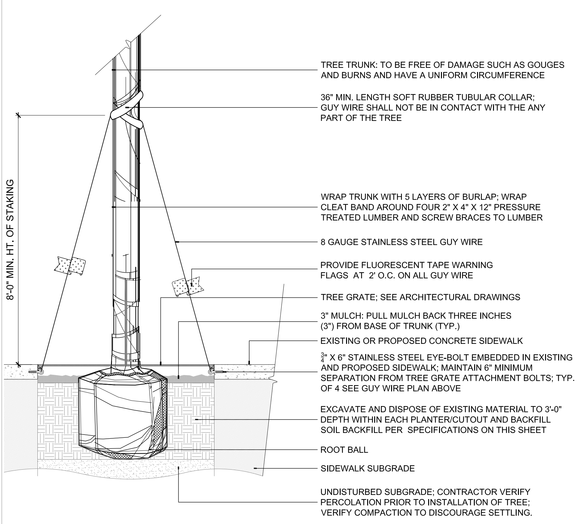
LL-06 SCALE: N.T.S



GUY WIRE STAKING PLAN VIEW
N.T.S.

PLANT INSTALLATION NOTES:

1. ALL PLANTING AREAS AND PLANTING PITS SHALL BE TESTED FOR SUFFICIENT PERCOLATION (AT A RATE OF 1" OF STANDING WATER IN 10 MINUTES) PRIOR TO INSTALLATION OF PLANT MATERIAL TO ENSURE SUFFICIENT DRAINAGE.
2. ALL SYNTHETIC BURLAP, STRING, CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE TREES ARE PLANTED, WITHOUT BREAKING THE SOIL BALL. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM BRANCHES AND TRUNKS PRIOR TO FINAL ACCEPTANCE. THE TOP 1/3 OF NATURAL BURLAP SHALL BE REMOVED, AFTER THE TREE IS SET IN THE PLANTING HOLE AND BEFORE THE TREES ARE BACKFILLED.

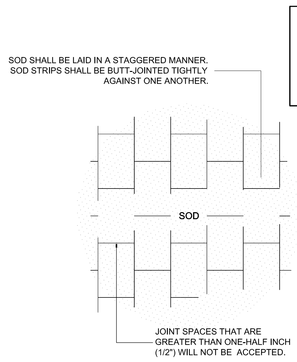


3 PALM IN GRATE INSTALLATION DETAIL

LL-06 SCALE: N/A

SOD LAYOUT AND INSTALLATION NOTES:

1. WHERE SOD IS PROPOSED ADJACENT TO CURB, SIDEWALKS, FURNITURE PADS OR PAVEMENT, FINISH GRADE SHALL BE 3" LOWER PRIOR TO INSTALLATION OF SAID SOD.



6 SOD LAYOUT DETAIL

LL-06 SCALE: N.T.S.

1. SOIL BACKFILL SHALL BE NATURAL SURFACE SOIL FROM WELL-DRAINED AREAS, FERTILE, FRIABLE AND FREE OF WEEDS AND TYPICAL OF PRODUCTIVE, CULTIVATED TOPSOIL; POSSESSING CHARACTERISTICS REPRESENTATIVE OF A WELL-DRAINED AREA IN FLORIDA.
2. SOIL CONTAINING MUCK OR POORLY-DRAINED SOILS SHALL NOT BE USED.
3. SOIL BACKFILL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE (PH 5.5 TO 7.0), NOR CONTAINING TOXIC SUBSTANCES SUCH AS LEAD OR MERCURY.
4. SOIL BACKFILL SHALL BE REASONABLY FREE OF CLAY, STONES, STICKS, STUMPS, ROOTS, OR OTHER SIMILAR SUBSTANCES ONE-QUARTER-INCH (1/4") OR MORE IN DIAMETER OR ANY OTHER OBJECT WHICH MAY BE A HINDRANCE TO THE FINISH-GRADING OPERATION OR DETRIMENTAL OR INJURIOUS TO PLANTS. PARTICULAR CARE SHOULD BE TAKEN TO REMOVE PIECES OF MORTAR, CEMENT, WOOD, ROAD ROCK, LIME ROCK CHUNKS AND OTHER SIMILAR REMAINS OF CONSTRUCTION FROM ALL PLANTING AREAS.
5. SOIL BACKFILL SHALL BE AS FOLLOWS: 1/3 TOPSOIL (AS DESCRIBED ABOVE), 1/3 FLORIDA PEAT, AND 1/3 CLEAN D.O.T. SAND.
6. PRIOR TO INSTALLATION OF PLANT MATERIAL, CONTRACTOR SHALL WATER-IN IMPORTED SOIL BACKFILL, TO 2'-0" DEPTH, TO REMOVE ALL AIR POCKETS. CONTRACTOR SHALL PERFORM THIS TASK TWICE, TWO WEEKS APART. MECHANICAL COMPACTION OF PLANTING AREAS, WHERE LIVING SPECIES AT TO BE LOCATED, IS PROHIBITED.

7 SOIL BACKFILL NOTES AND SPECIFICATIONS

LL-06 SCALE: N/A

1. CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL WILL SURVIVE FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

2. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND WATERING OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE.

3. IF NECESSARY FOR PLANT VIGOR, THE CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION.

4. CONTRACTOR SHALL SUBMIT WRITTEN MAINTENANCE PLAN FOR ESTABLISHMENT PERIOD (FROM FINAL ACCEPTANCE TO END OF ONE-YEAR GROW-IN PERIOD) INCLUDING WATERING SCHEDULE, TEMPORARY IRRIGATION, FERTILIZATION SCHEDULE, PRUNING ETC. TO OWNER'S REPRESENTATIVE.

5. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE THE OWNER'S REPRESENTATIVE.

6. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

7. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.

8. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DISPOSED OF, AS DIRECTED, DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

10. ONCE PLANT MATERIAL IS INSTALLED, IF DRAINAGE PROBLEMS EXIST IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE ALL PLANTS IF NEEDED REGRADE AREA AND REPLANT AT NO EXTRA COST TO THE OWNER.

11. ALL NOTED CONTAINERS SIZES ARE MINIMUM. INCREASE CONTAINER SIZE IF NECESSARY TO PROVIDE PLAN HEIGHT AND WIDTH SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.

12. SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED.

13. SHRUB AND GROUNDCOVER SPACING IS INDICATED ON THE PLANT LIST, UNDER 'SPACING',AND SHOWN ON THE PLANS AS A MASS BED. TREES AND ACCENT PLANTS ARE INDICATED ON THE PLANT LIST AS "AS SHOWN" AND ARE SHOWN ON THE PLAN AS INDIVIDUAL SYMBOLS.

14. PALM HEIGHTS AS INDICATED ON THE PLANS REFER TO "CLEAR TRUNK" HEIGHTS, UNLESS OTHERWISE NOTED AS "OA" (OVERALL HEIGHT), OR "GW" (GRAY WOOD). (DATE PALM CLEAR TRUNK SIZE DOES NOT INCLUDE THE NUT.)

15. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.

16. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY CITY BEFORE PLANTING CAN BEGIN.

17. CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.

18. A FULL COVERAGE 50% OVERLAP IRRIGATION SYSTEM SHALL BE PROVIDED AT TIME OF BUILDING DEPARTMENT PERMITTING. ALL EQUIPMENT SHALL BE PANTONE PURPLE FOR FUTURE RECLAIMED WATER.

10 LANDSCAPE NOTES

LL-06 SCALE: N/A

ZONING CRITERIA AND BUILDING INFORMATION

ZONING	PLANNED REDEVELOPMENT OVERLAY DISTRICT
LOT AREA	232,035 SF (5.327 ACRES) GROSS 230,026 SF (5.28 ACRES) NET (after 5' SE 2nd Street dedication)
FEMA FLOOD ZONE	AE (7.5 NGVD; 6.0 NAVD88; ASCE 24-05 = +1.0 OR 8.5 NGVD MIN. FFE)
OCCUPANCIES	R2, B, M, S-2
OFFICE AREA	39,060 SF
RETAIL / RESTAURANT AREA	35,130 SF
RESIDENTIAL UNITS	250 UNITS

TYPE OF CONSTRUCTION

	OCCUPANCY	CONSTRUCTION TYPE	HEIGHT LIMITATION	AREA LIMITATION
R2	RESIDENTIAL	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED
B	BUSINESS	TYPE IB	11 STORIES (55')	UNLIMITED
M	MERCANTILE	TYPE IB	11 STORIES (55')	UNLIMITED
S-2	PARKING GARAGE	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED

SETBACKS

	APPROVED PDD	REQUIRED	PROVIDED
NORTH (EAST HALLANDALE BEACH BLVD)	16'-5½"	15'-0"	16'-7"
SOUTH (PROPOSED SE 2ND STREET)	10'-0"	10'-0"	12'-6"
EAST (INTERIOR LOT LINE)	47'-6"	0'-0"	12'-0"
WEST (INTERIOR LOT LINE)	32'-5½"	0'-0"	36'-6"

BUILDING HEIGHT

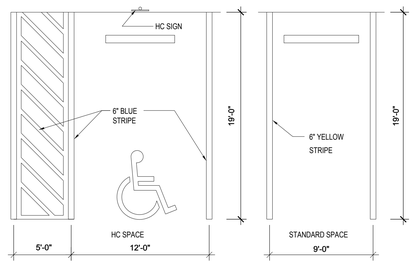
	APPROVED PDD	MAX. ALLOWED	PROVIDED
RESIDENTIAL BUILDING	251'-2" (26 stories)	350'-0'	276'-4" (26 stories)
COMMERCIAL BUILDING	58'-6" (4 stories)	350'-0'	46'-0" (3 stories)

OPEN SPACE/LANDSCAPED AREA

APPROVED PDD	MIN. REQUIRED	PROVIDED
37,237 SF (16.1% OF NET LOT AREA)	34,504 SF (15% OF NET LOT AREA)	44,371 SF Total (19.29% OF NET LOT AREA) 37,577 SF at Grade 6,794 SF Above Grade (13,588 SF @ 50%)

PARKING REQUIREMENTS

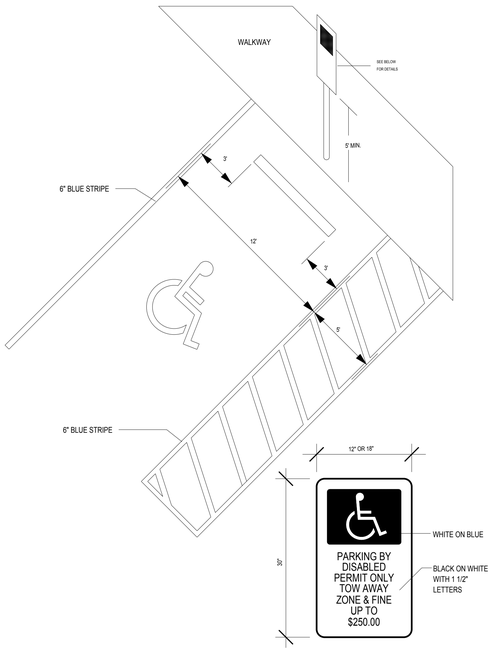
USE OR RESIDENTIAL UNIT SIZE	TOTAL AREA OR No. OF UNITS	PARKING RATIO	No. OF SPACES REQUIRED	No. OF SPACES PROVIDED
3 BEDROOM	84	2/UNIT	168	
2 BEDROOM	122	1.75/UNIT	214	
1 BEDROOM	44	1.5/UNIT	66	
RESIDENTIAL USE SUB-TOTAL	250	N/A	448	
VISITOR	N/A	10% OF REQ.	45	
RESIDENTIAL USE TOTAL			**493**	**530**
COMMERCIAL RETAIL (MERCANTILE)	8,615 SF	1/300 SF	29	
RESTAURANT	18,015 SF	1/100 SF	180	
OFFICE (BUSINESS)	39,060 SF	1/250 SF	156	
FITNESS CENTER	8,500 SF	1/200 SF	43	
COMMERCIAL USE TOTAL	**74,190 SF**		**408**	**445**
PROJECT GRAND TOTAL			**901**	**975**



NOTE:
THE MINIMUM WIDTH OF PARKING SPACES NEXT T0 A CONTINUOUS WALL SHALL BE 11'-0".

H.C. STALL REQUIREMENTS

1. TWELVE FEET WIDE.
2. PROVIDED W/ AN ADJACENT CURB CUT AND AN ACCESSIBLE PATH TO THE BUILDING(S) SERVED.
3. IDENTIFIED BY A SIGN POSTED AT LEAST 5 FEET HIGH. SIGN MUST BE POSTED W/ THE BOTTOM NO LOWER THAN 7 FEET IF PEDESTRISNS ARE LIKELY TO PASS CLOSE TO THE SIGN.
4. PROVIDED W/ THE SIGN SHOWN FOR EACH SPACE.
5. CLEARLY OUTLINED IN BLUE PAINT. A STENCIL OF THE INTERNATIONAL WHEELCHAIR SYMBOL MAY BE USED ON THE SURFACE OF THE SPACE IN ADDITION TO THE SIGN.



TYPICAL PARKING STALL DETAILS

OASIS Mixed Use

8/25/2014

2008 Design

COMMERCIAL AREAS	sf	Parking Pkg/SF	Req'd. PKG Count
Commercial Retail (Mercantile)	33,345	300	111
Restaurant	0	100	0
Office (Business)	120,000	250	480
TOTAL	153,345	TOTAL	591

RESIDENTIAL UNIT BREAKDOWN:				Parking	Req'd.
Unit Type	Gross SF	Quantity	Ratio	Multiplier	PKG Count
1 BR	1000	72	29%	1.50	108
2 BR (a)	1218				
2 BR (b)	1271	108	43%	1.75	189
2 BR (c)	1218				
3 BR	1580	70	28%	2	140
		250		SubTotal	437
				Visitor	44
				TOTAL	481

PARKING BREAKDOWN		
Required Commercial Parking		591
Required Residential Parking		481
TOTAL REQUIRED		1,072
TOTAL PROVIDED		1241
	Surplus	169

BREAKDOWN BY LEVELS

2008 Parking by Level

Level	Residential	Commercial
Ground	21	97
2nd	71	148
3rd	92	148
4th	92	148
5th	92	148
6th	92	0
7th	92	0
Subtotal	552	689
TOTAL PROVIDED		1241

2008 Residential by Level

Level		# of units
8th	Rec Deck	10
9th - 16th	Typical (16 units x 8 Floors)	128
17th - 25th	Typical (12 units x 9 Floors)	108
26th PH	Penthouse	4
TOTAL RESIDENTIAL UNITS		250

PROPOSED

COMMERCIAL AREAS	sf	Parking Pkg/SF	Req'd. PKG Count
Commercial Retail (Mercantile)	8,615	300	29
Restaurant	18,015	100	180
Office 2nd & 3rd Floors (Business)	39,060	250	156
Fitness Center 2nd or 3rd Floor	8,500	200	43
TOTAL COMMERCIAL	74,190	TOTAL	408

RESIDENTIAL UNIT BREAKDOWN:				Parking	Req'd.
Unit Type	Gross SF	Quantity	Ratio	Multiplier	PKG Count
1 BR	1195	44	18%	1.50	66
2 BR (a)	1435	122	49%	1.75	214
2 BR (b)	1550				
3BR (a)	1940	68	27%	2.00	136
3BR (b)	1865				
3BR (PH)	2300 - 2500	16	6%	2.00	32
		250		SubTotal	448
				Visitor	45
				TOTAL	493

PARKING BREAKDOWN		
Required Commercial Parking		408
Required Residential Parking		493
TOTAL REQUIRED		901
TOTAL PROVIDED		975
	Surplus	74

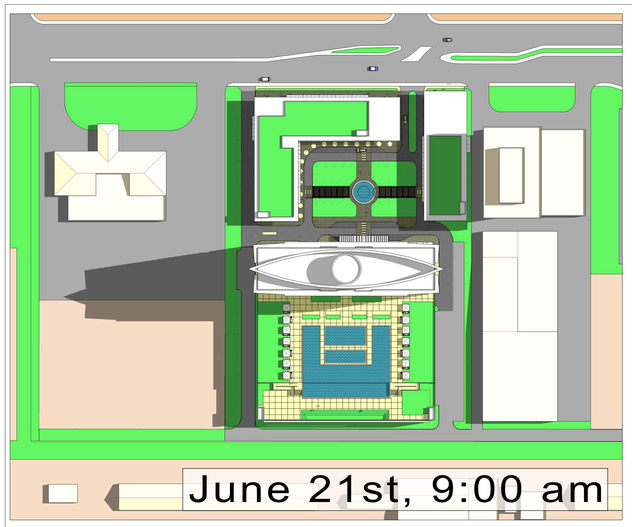
BREAKDOWN BY LEVELS

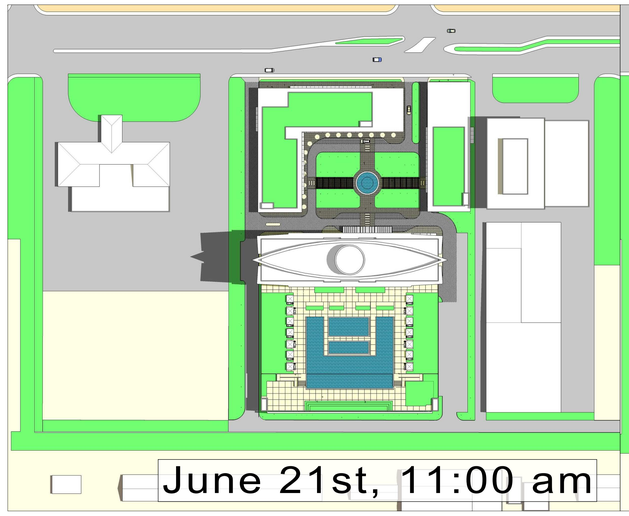
Proposed Parking by Level

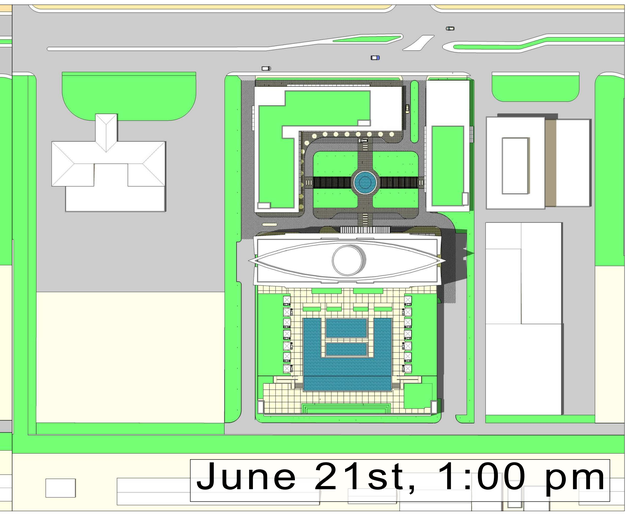
Level	Residential	Commercial
Ground	0	145
Mezzanine	0	135
2nd Floor	0	165
3rd Floor	130	0
4th Floor	197	0
5th Floor	203	0
Subtotal	530	445
TOTAL PROVIDED		975

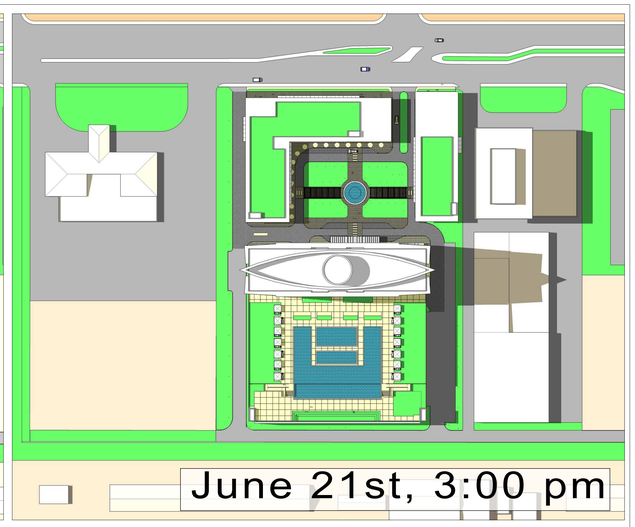
Proposed Residential by Level

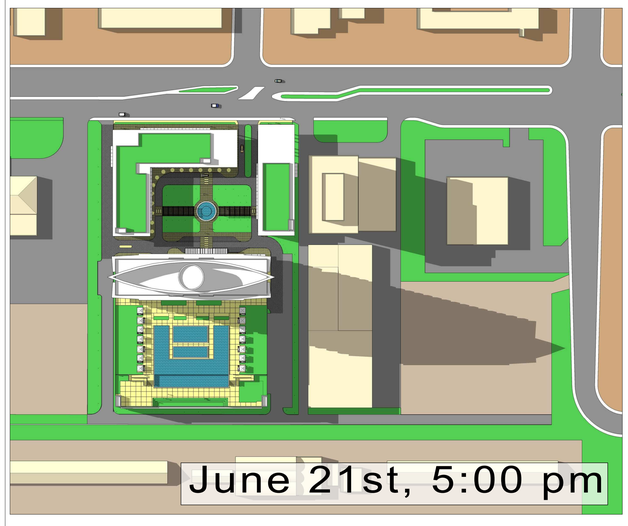
Level		# of units
2nd thru 6th	Liner (6 units x 5 floors)	30
7th	Residential / Recreation Deck	0
8th thru 24th	Typical (12 units x 17 floors)	204
25th PH	Penthouse	8
26th PH	Penthouse	8
TOTAL RESIDENTIAL UNITS		250

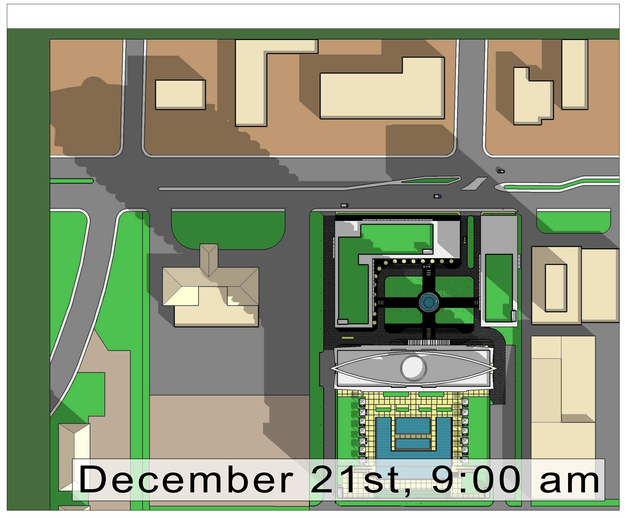


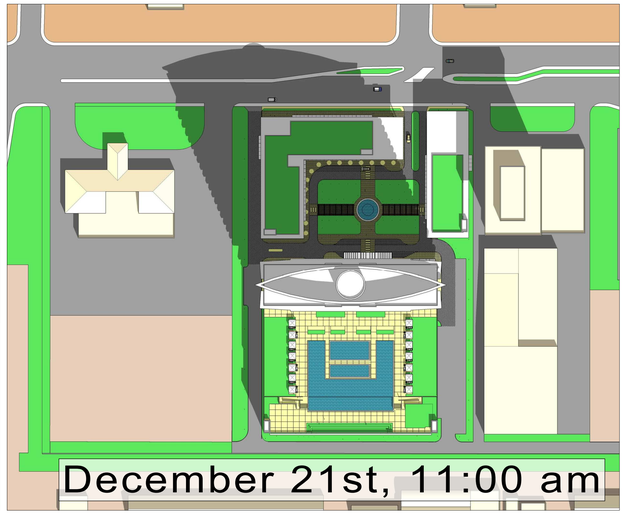


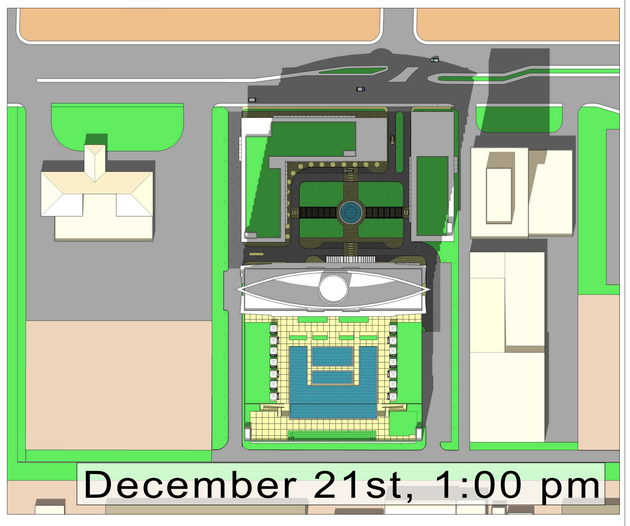


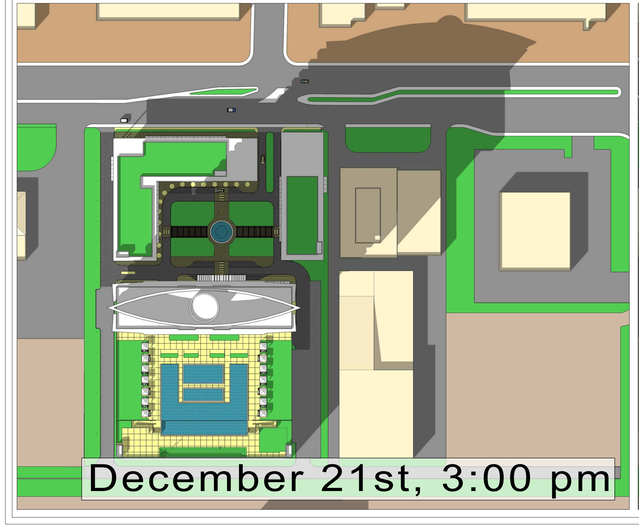












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OASIS

HALLANDALE BEACH

AUGUST 25, 2014

Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

SHADE STUDY

A-0.1

COURTYARD STREET TREES

BUDDHA'S BELLY BAMBOO

SATIN LEAF

PITCH APPLE

SEA GRAPE

CANOPY TREES

HIGHRISE LIVE OAK

YLANG-YLANG

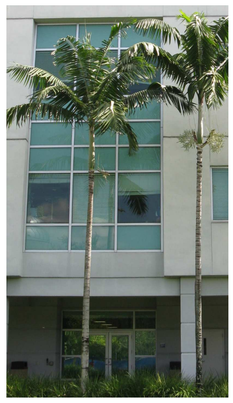
BRAZILIAN BEAUTY LEAF

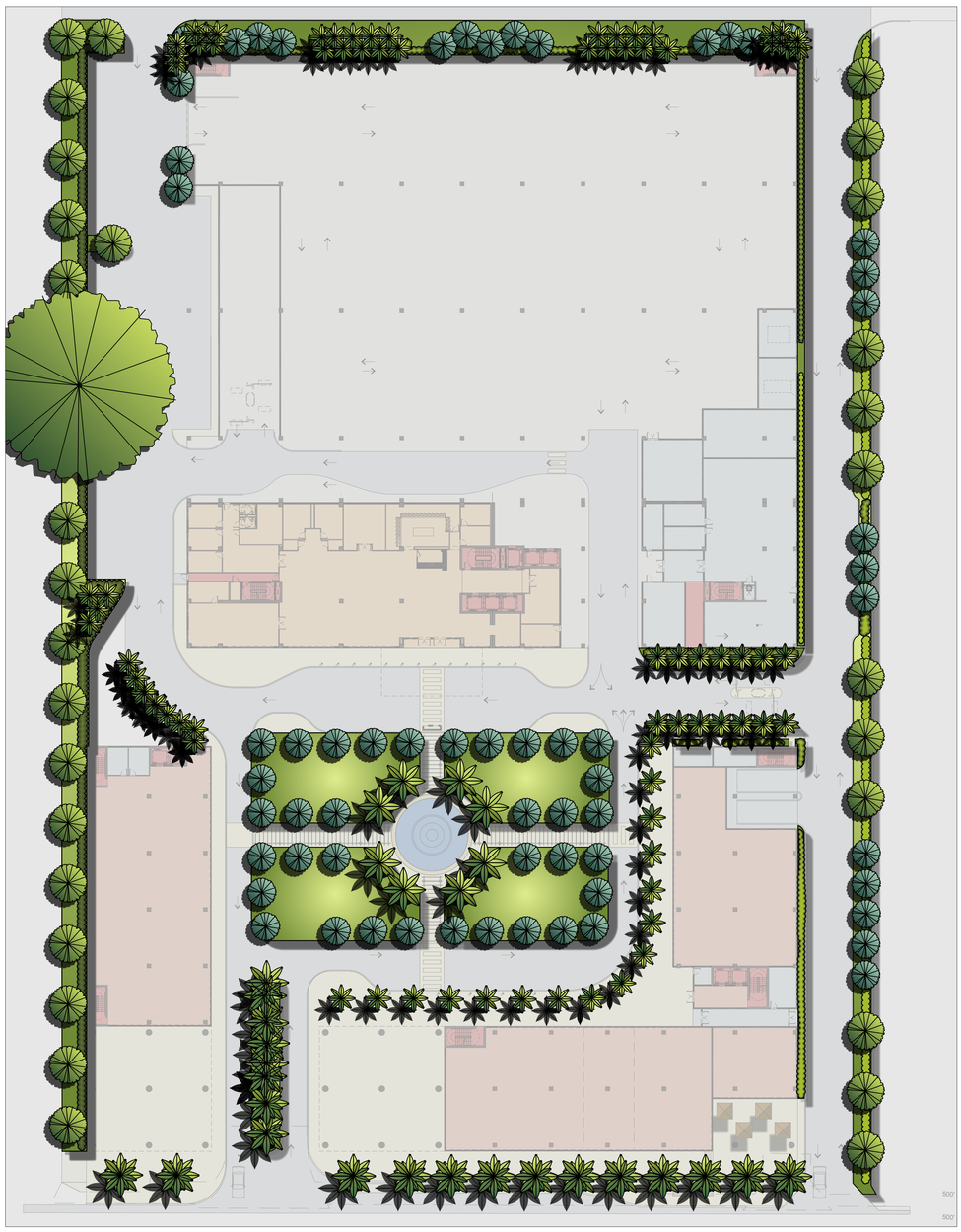
PALMS

BLUE LATAN PALM

MEDJOOL DATE PALM

MONTGOMERY PALM





CHARACTER IMAGES

SHRUBS & GROUND COVERS

PURPLE QUEEN

BAMBOO GRASS

PENTAS

MACHO FERN

BURLE MARX PHILODENDRON

VARIEGATED SHELL GINGER

QUEEN EMMA CRINUM LILY

SPLIT LEAF PHILODENDRON

BUSH PENTAS

COPPER LEAF

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North

GROUND LEVEL

PLANT MATERIAL OPTIONS

SITE DATA:

ZONING CRITERIA AND BUILDING INFORMATION	
ZONING	PLANNED REDEVELOPMENT OVERLAY DISTRICT
LOT AREA	232,035 SF (5.327 ACRES) GROSS 230,026 SF (5.28 ACRES) NET (after 5' SE 2ND Street dedication)
FEMA FLOOD ZONE	AE (7.5 NGVD; 6.0 NAVD88; ASCE 24-05 = +1.0 OR 8.5 NGVD MIN. FFE)
OCCUPANCIES	R2, B, M, S-2
OFFICE AREA	39,060 SF
RETAIL / RESTAURANT AREA	35,130 SF
RESIDENTIAL UNITS	250 UNITS

TYPE OF CONSTRUCTION				
OCCUPANCY		CONSTRUCTION TYPE	HEIGHT LIMITATION	AREA LIMITATION
R2	RESIDENTIAL	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED
B	BUSINESS	TYPE IB	11 STORIES (55')	UNLIMITED
M	MERCANTILE	TYPE IB	11 STORIES (55')	UNLIMITED
S-2	PARKING GARAGE	TYPE IA	UNLIMITED STORIES (323')	UNLIMITED

SETBACKS			
	APPROVED PDD	REQUIRED	PROVIDED
NORTH (EAST HALLANDALE BEACH BLVD)	16'-5¼"	15'-0"	16'-7"
SOUTH (PROPOSED SE 2ND STREET)	10'-0"	10'-0"	12'-6"
EAST (INTERIOR LOT LINE)	47'-6"	0'-0"	12'-0"
WEST (INTERIOR LOT LINE)	32'-5¼"	0'-0"	36'-6"

BUILDING HEIGHT			
	APPROVED PDD	MAX. ALLOWED	PROVIDED
RESIDENTIAL BUILDING	251'-2" (26 stories)	350'-0'	276'-4" (26 stories)
COMMERCIAL BUILDING	58'-6" (4 stories)	350'-0'	46'-0" (3 stories)

OPEN SPACE/LANDSCAPED AREA		
APPROVED PDD	MIN. REQUIRED	PROVIDED
37,237 SF (16.1% OF NET LOT AREA)	34,504 SF (15% OF NET LOT AREA)	44,371 SF Total (19.29% OF NET LOT AREA) 37,577 SF at Grade 6,794 SF Above Grade (13,588 SF @ 50%)

PARKING REQUIREMENTS				
USE OR RESIDENTIAL UNIT SIZE	TOTAL AREA OR No. OF UNITS	PARKING RATIO	No. OF SPACES REQUIRED	No. OF SPACES PROVIDED
3 BEDROOM	84	2/UNIT	168	
2 BEDROOM	122	1.75/UNIT	214	
1 BEDROOM	44	1.5/UNIT	66	
RESIDENTIAL USE SUB-TOTAL	250	N/A	448	
VISITOR	N/A	10% OF REQ.	45	
RESIDENTIAL USE TOTAL			**493**	**530**
COMMERCIAL RETAIL (MERCANTILE)	8,615 SF	1/300 SF	29	
RESTAURANT	18,015 SF	1/100 SF	180	
OFFICE (BUSINESS)	39,060 SF	1/250 SF	156	
FITNESS CENTER	8,500 SF	1/200 SF	43	
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OASIS Mixed Use

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	Surplus 74

BREAKDOWN BY LEVELS Proposed Parking by Level		
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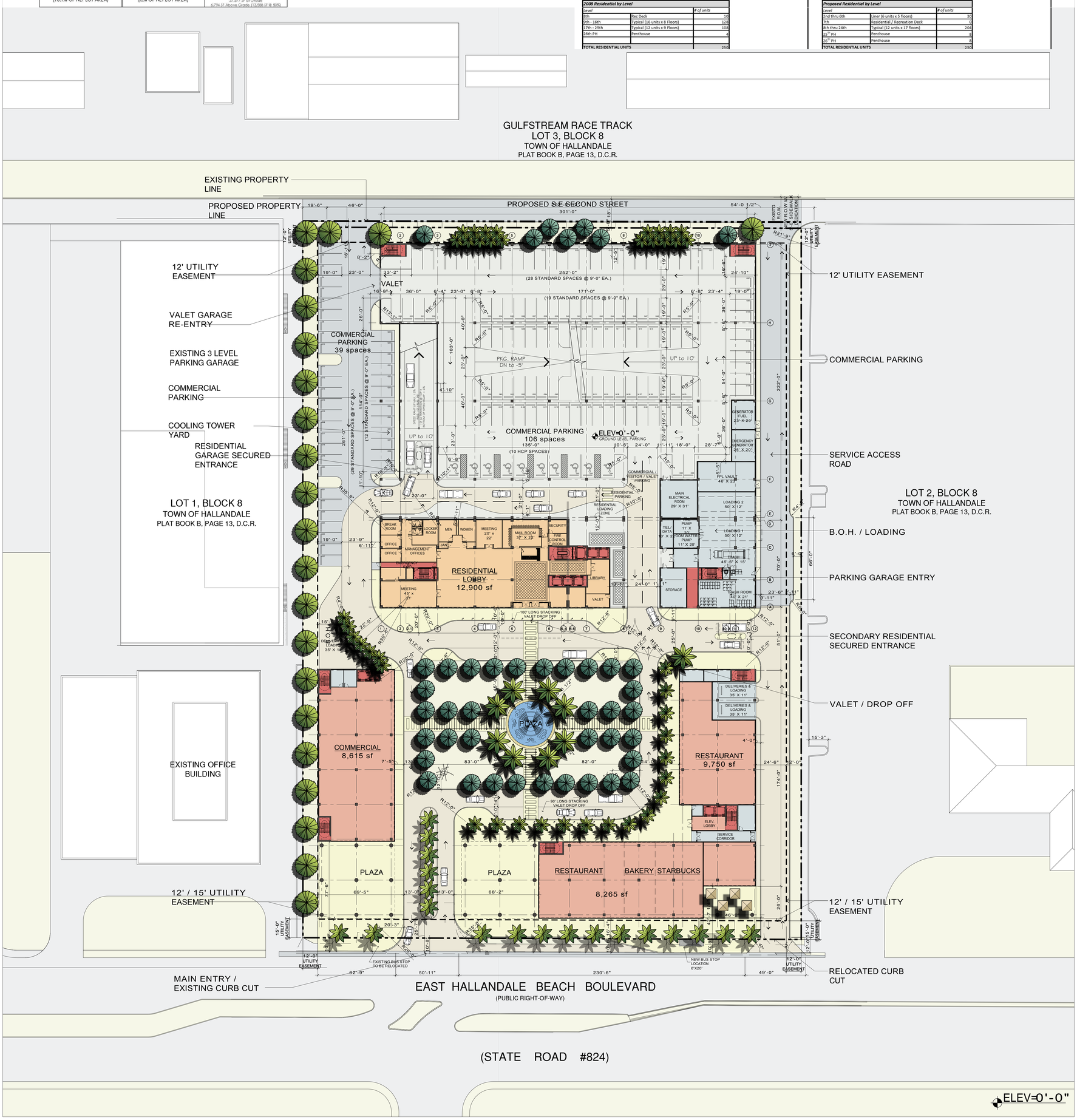

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OASIS

HALLANDALE BEACH

AUGUST 25, 2014

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North

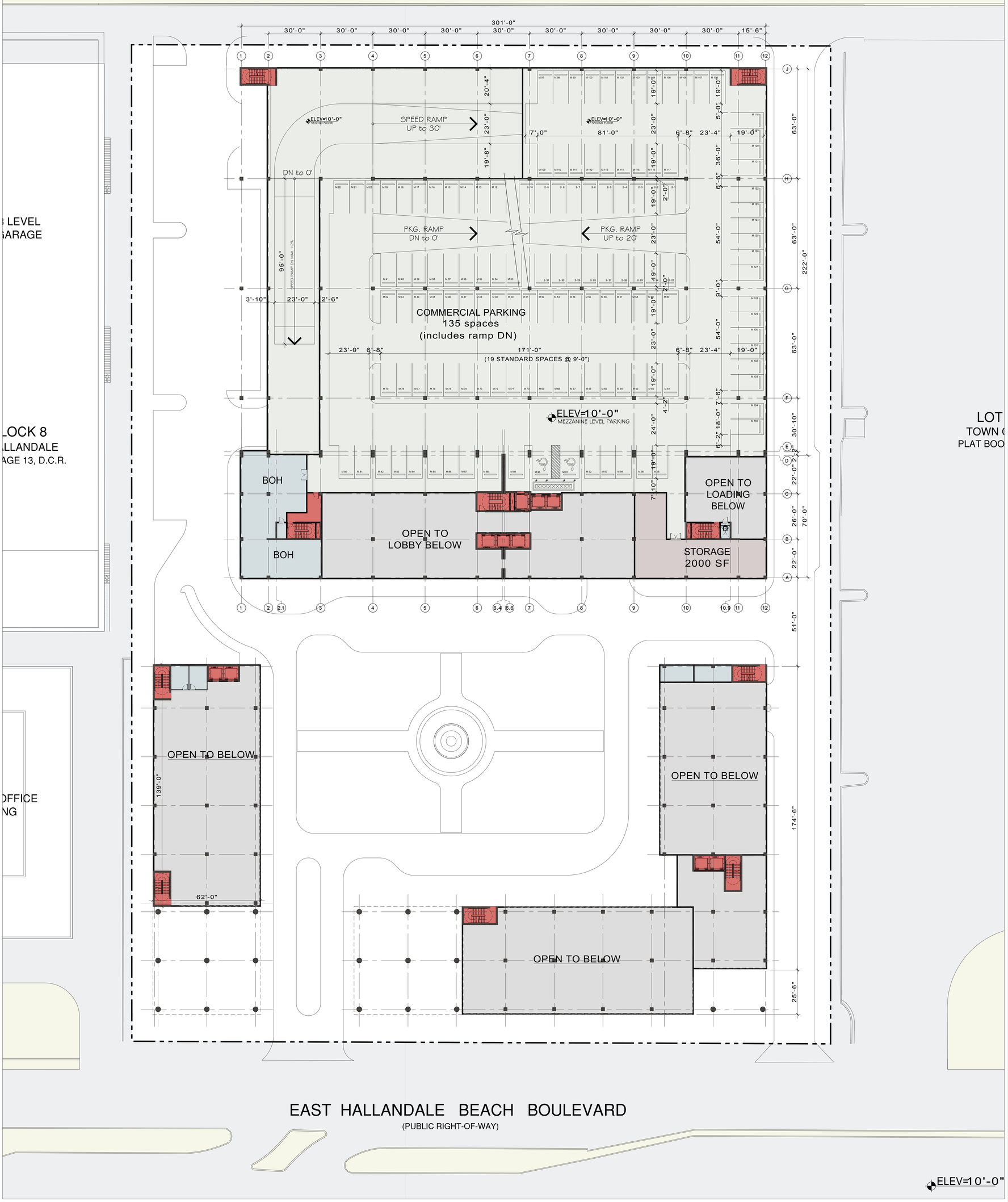
Scale: 1" = 30'

0' 15' 30' 60' 120'

SITE PLAN

A-01

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.



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AUGUST 25, 2014
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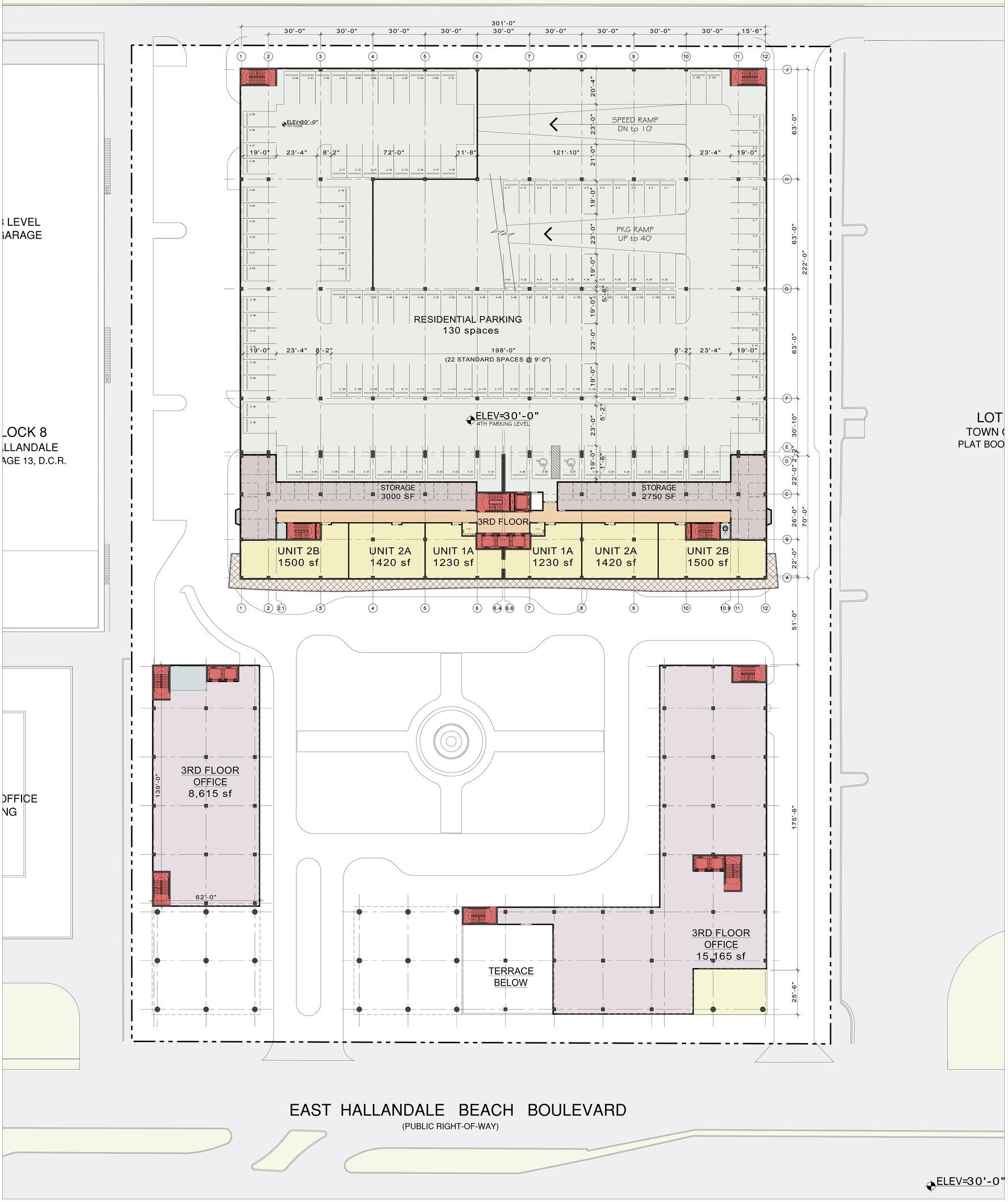
MEZZANINE LEVEL

North
Scale: 1" = 20'
0' 10' 20' 40' 60'

A-03

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.



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AUGUST 25, 2014
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3RD FLOOR PLAN

North
Scale: 1" = 20'
0' 10' 20' 40' 60'

A-05

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.

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AUGUST 25, 2014

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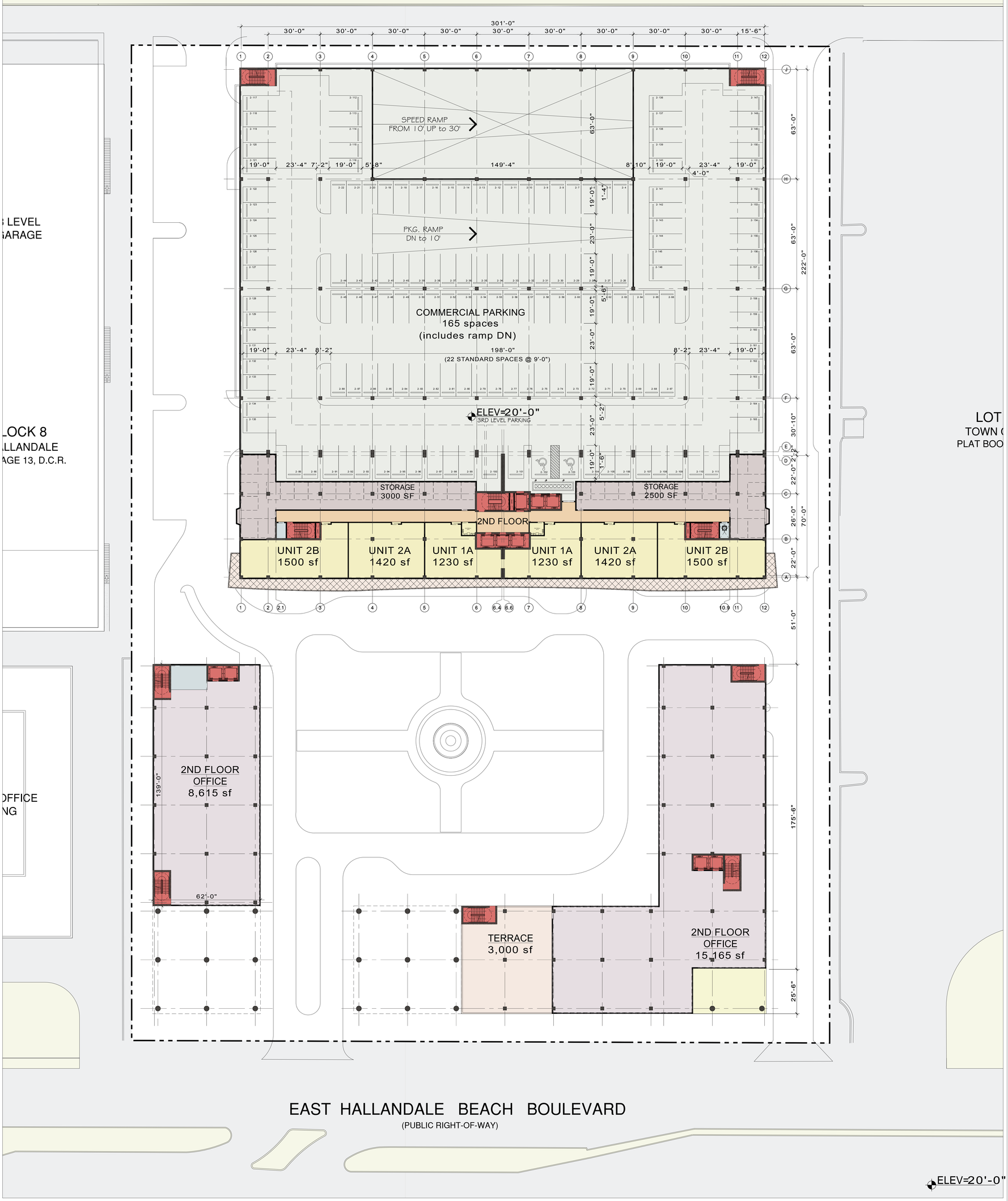
GROUND FLOOR PLAN

North

Scale: 1" = 20'
0' 10' 20' 40' 60'

A-02

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.



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OASIS

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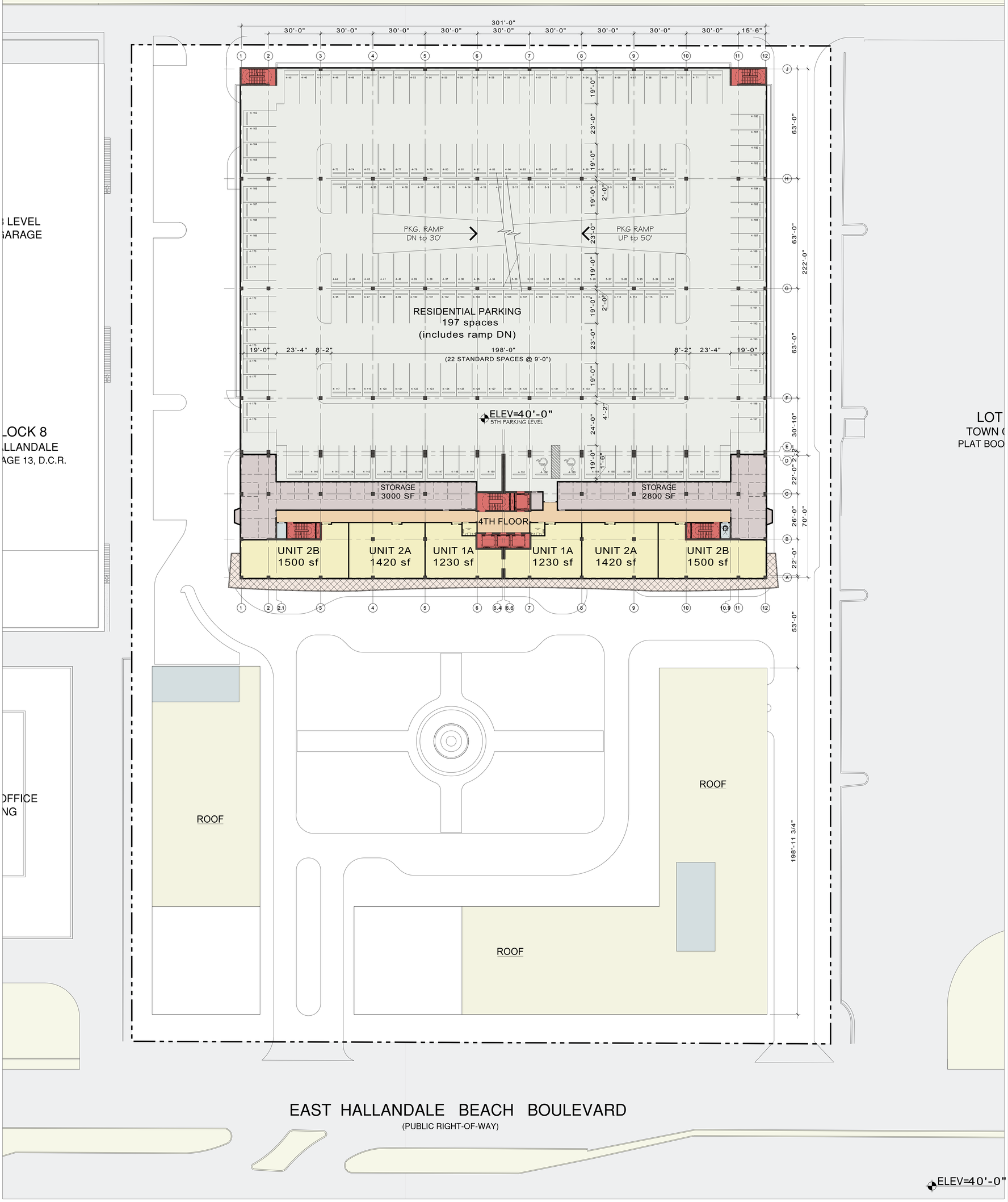
2ND FLOOR PLAN

North
Scale: 1" = 20'
0' 10' 20' 40' 60'

A-04

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.



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OASIS

HALLANDALE BEACH
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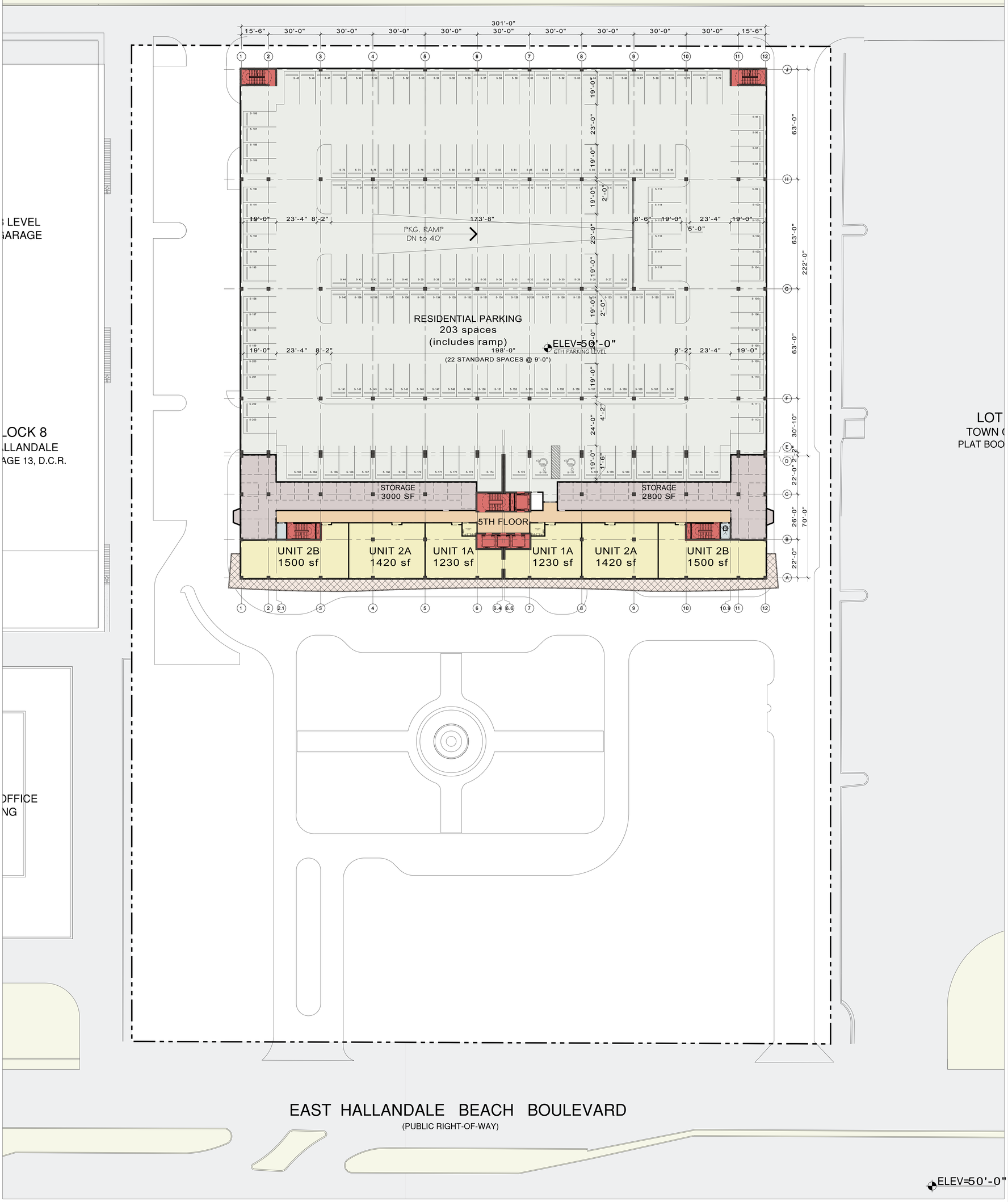
4TH FLOOR PLAN

North
Scale: 1" = 20'
0' 10' 20' 40' 60'

A-06

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.



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OASIS

HALLANDALE BEACH
AUGUST 25, 2014
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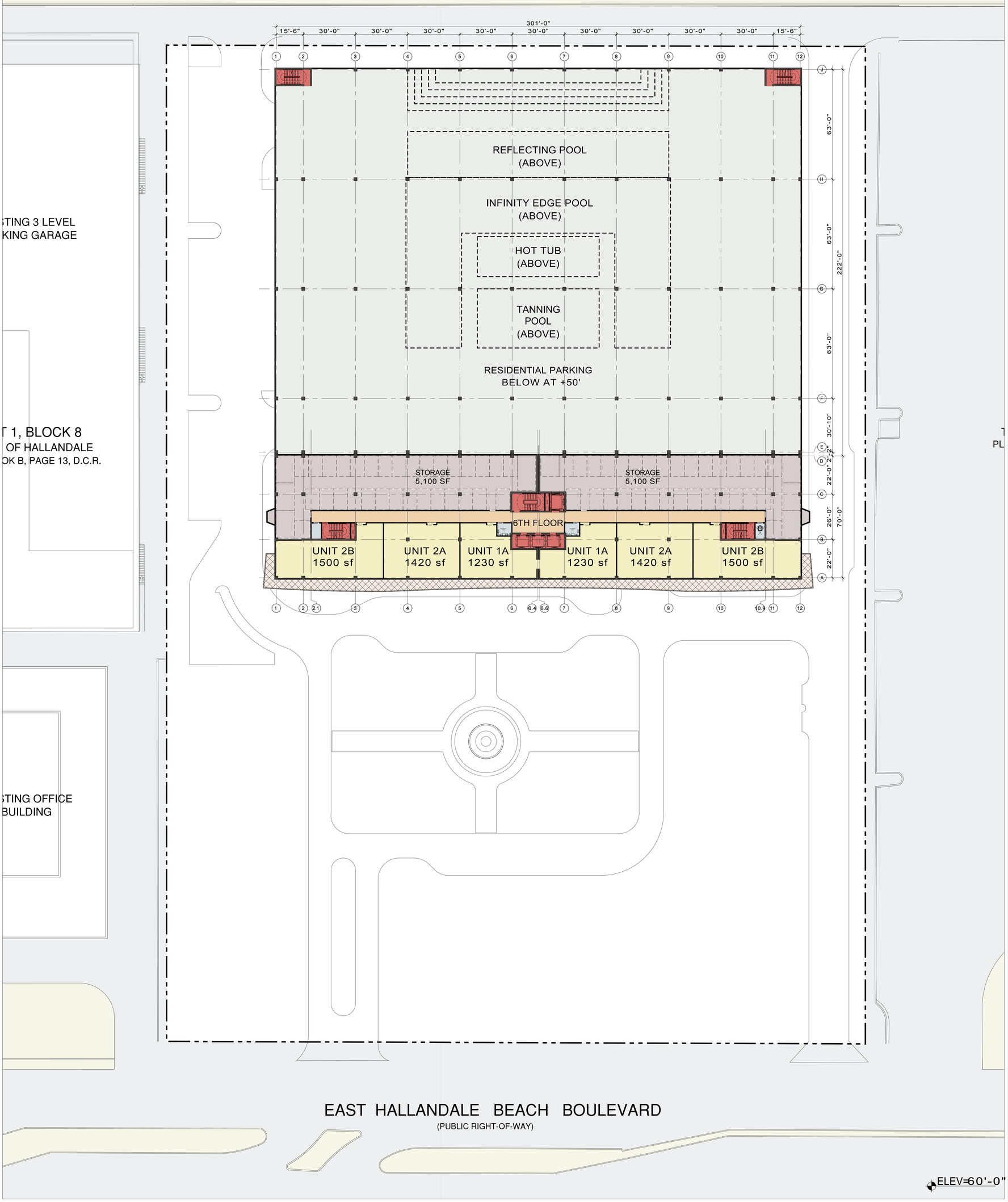
5TH FLOOR PLAN

North
Scale: 1" = 20'
0' 10' 20' 40' 60'

A-07

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.



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OASIS

HALLANDALE BEACH
AUGUST 25, 2014
Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

6TH FLOOR PLAN

North
Scale: 1" = 20'
0' 10' 20' 40' 60'

A-08

GULFSTREAM RACE TRACK
LOT 3, BLOCK 8
TOWN OF HALLANDALE
PLAT BOOK B, PAGE 13, D.C.R.

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OASIS

HALLANDALE BEACH
AUGUST 25, 2014
Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

7TH FLOOR PLAN

North
Scale: 1" = 20'
0' 10' 20' 40' 60'

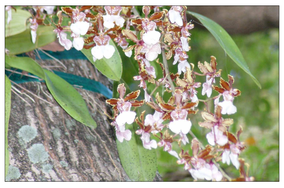
A-09

BAMBOO

ASIAN LEMON BAMBOO

ORCHIDS & AIRPLANTS

ONCIDIUM ORCHID



STAGHORN

DENDROBIUM

PHAELENOPSIS

SYNTHETIC TURF

ACCENT

FRAGRANT BROMELIAD

ELEPHANT EAR

AUSTRALIAN TREE FERN

LOBSTER CLAW

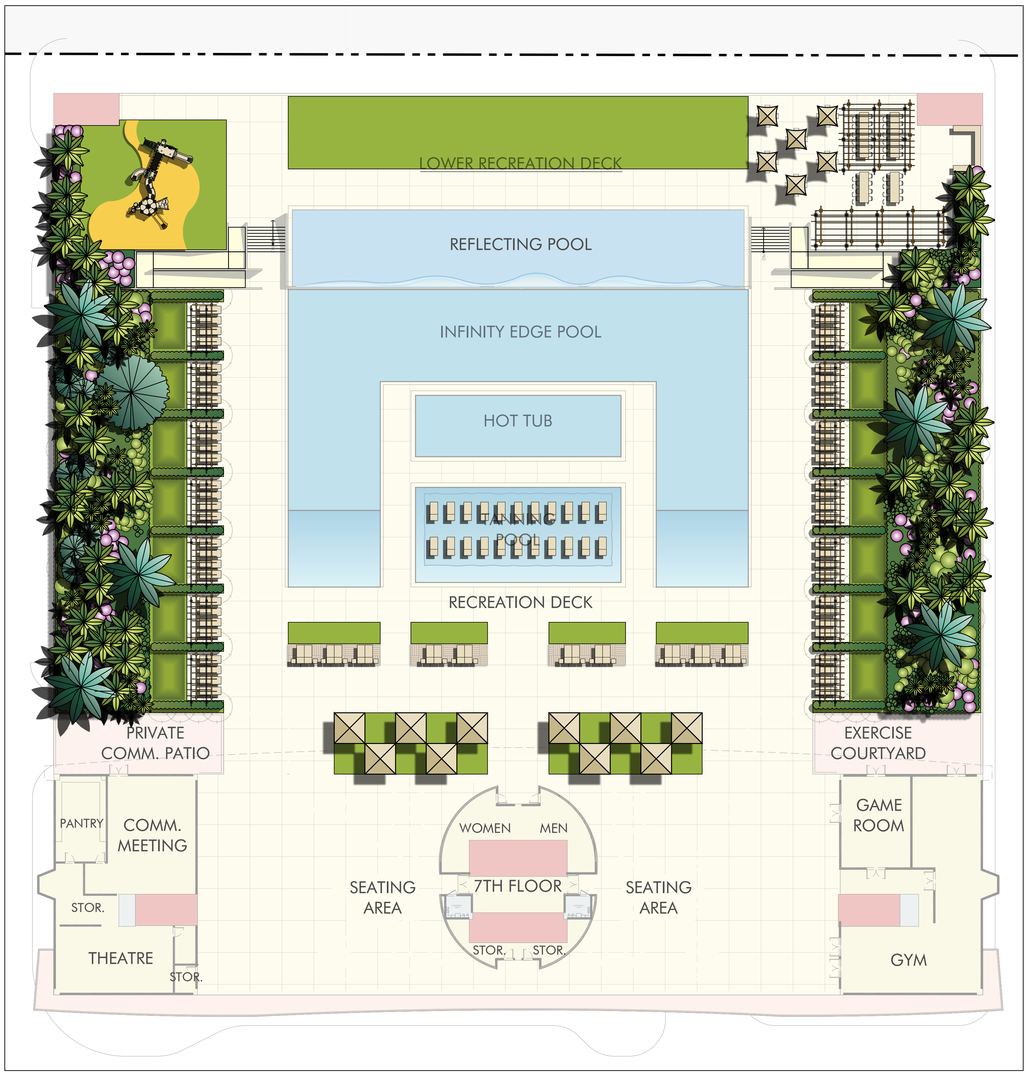
TRAVELER'S PALM

WHITE PLUMERIA

PALMS

SILVER BISMARCK PALM

COCONUT PALM



GROUND COVERS

ROJO CONGO PHILODENDRON

MOONLIGHT PHILODENDRON

BOSSA NOVA BROMELIAD

BABY SUNROSE

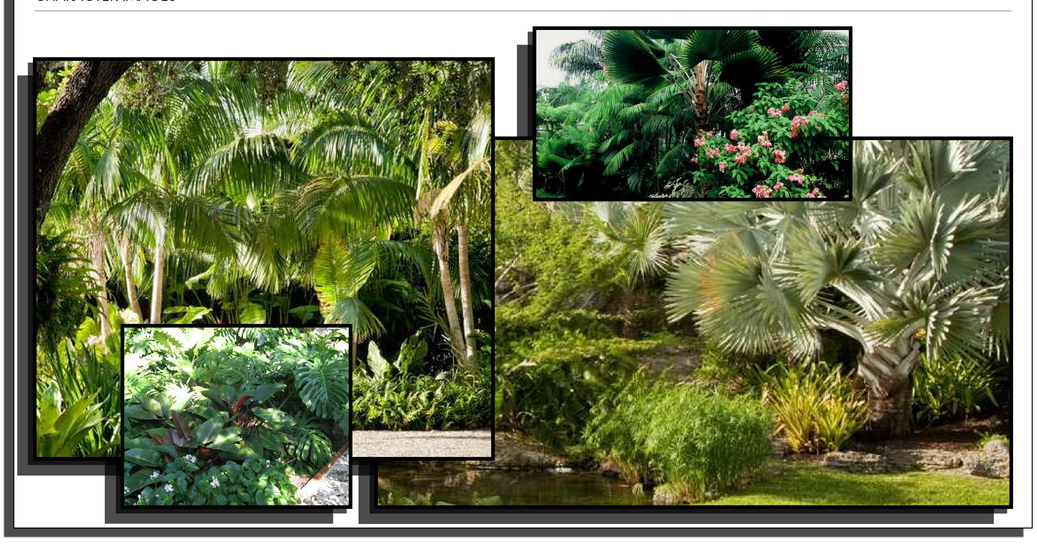
LARGE SHRUBS

ORANGE BROMELIAD

BUTTERFLY GINGER

RED GINGER

CHARACTER IMAGES



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Date: August 25, 2014
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OASIS

HALLANDALE BEACH

AUGUST 25, 2014

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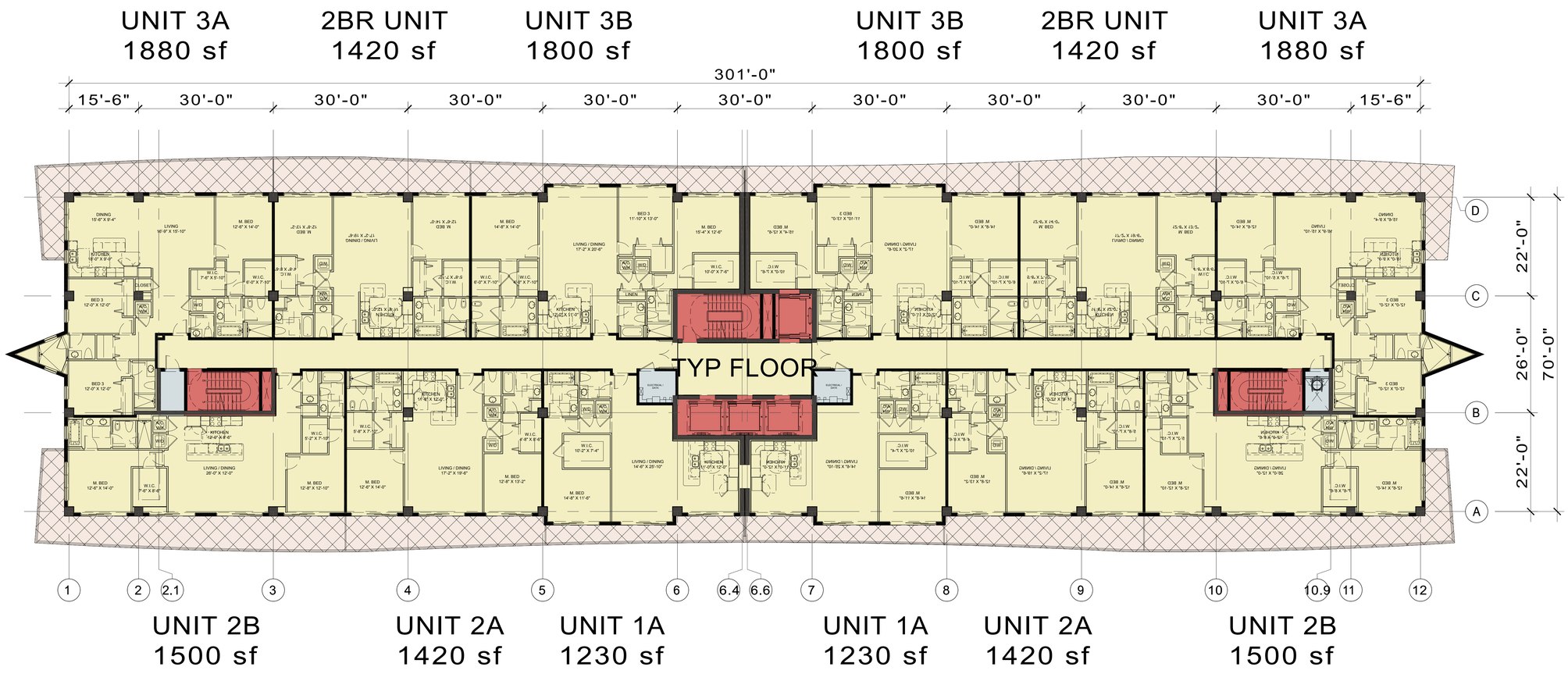
North

POOL LEVEL
PLANT MATERIAL OPTIONS



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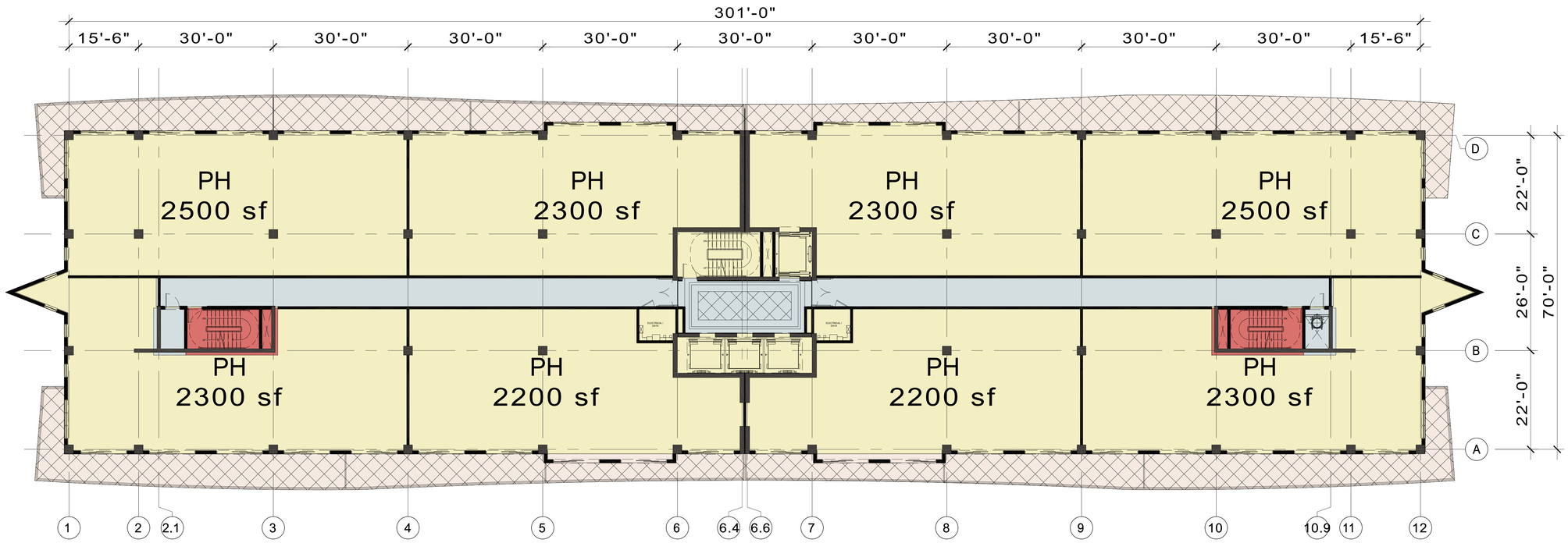
8TH-24TH TYP. FLOOR PLAN

Scale: 3/32" = 1'

0' 10' 20' 40' 60'

A-10



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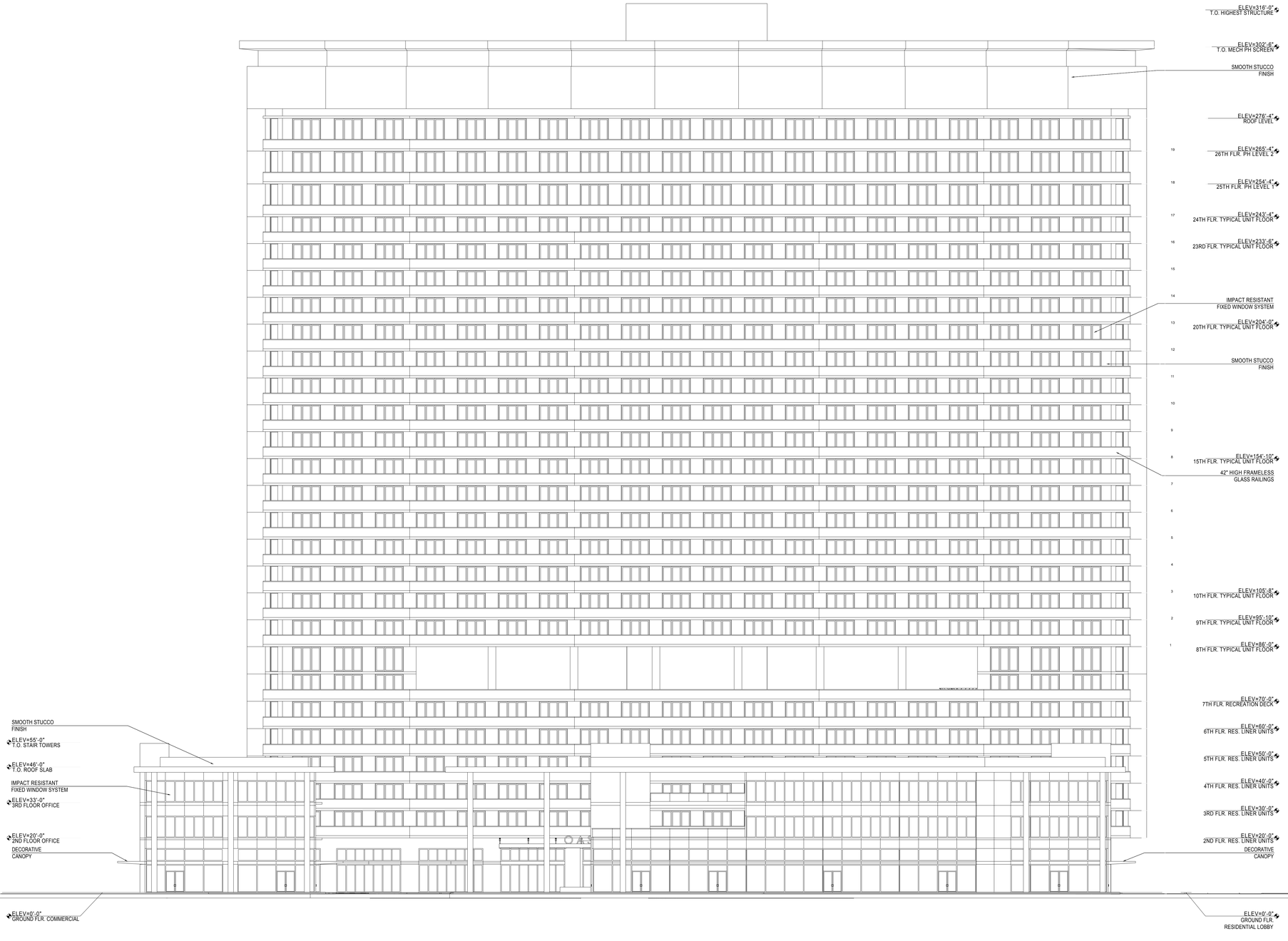
25TH-26TH TYP. FLOOR PLAN

Scale: 3/32" = 1'

0' 10' 20' 40' 60'

A-11



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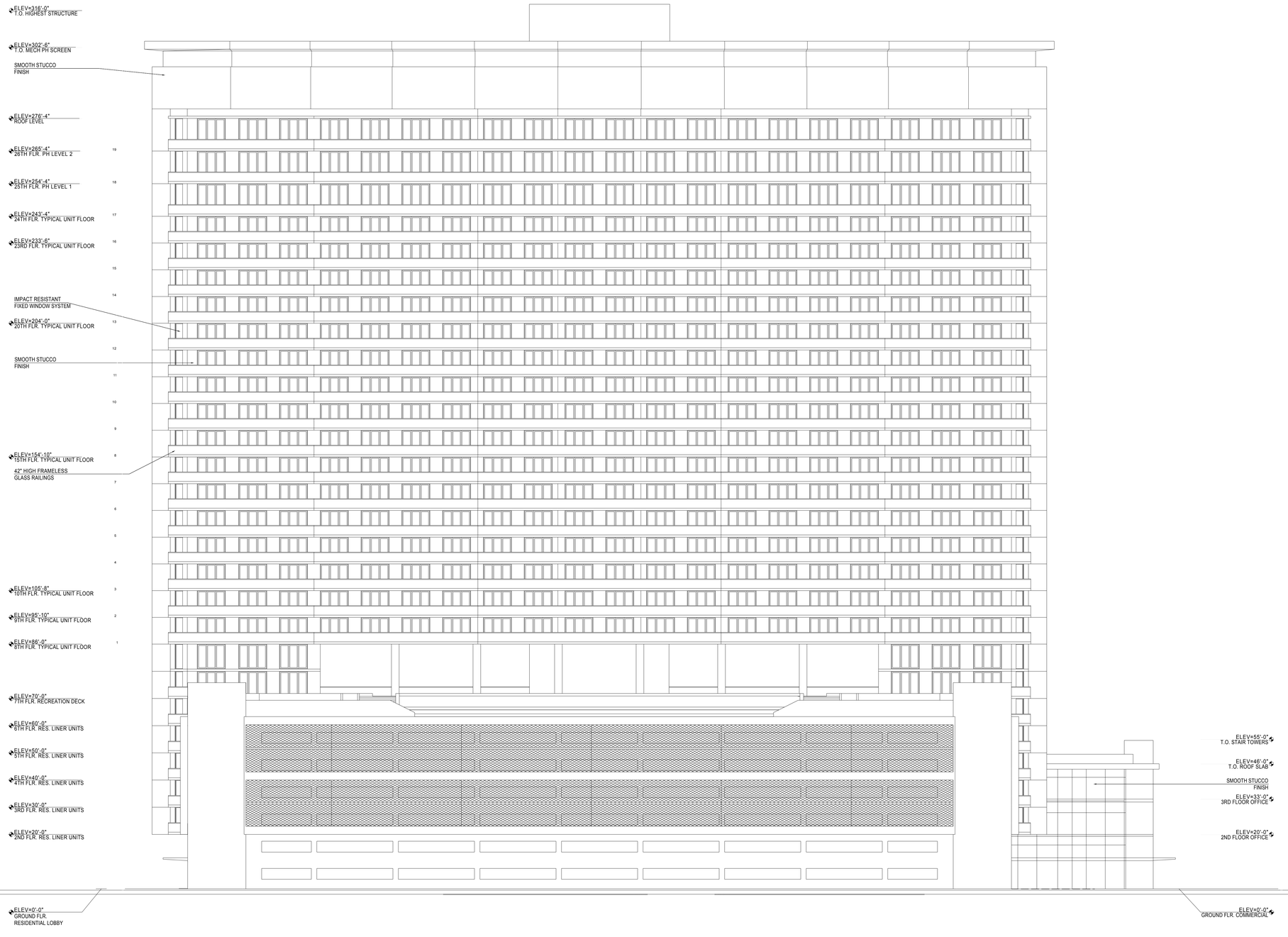
NORTH ELEVATION

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

0' 8' 16' 32' 48'

A-12



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HALLANDALE BEACH

AUGUST 25, 2014

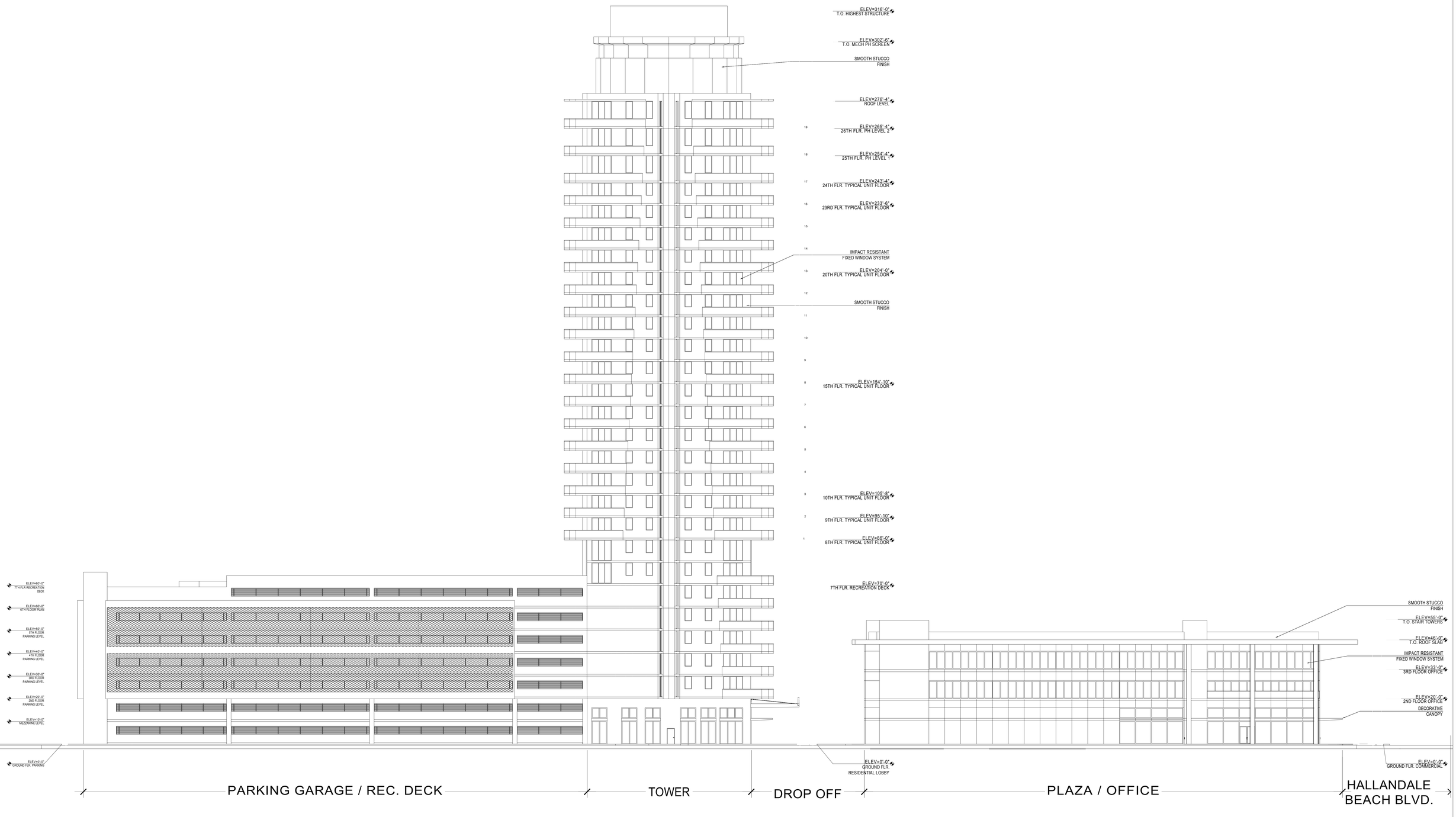
Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

SOUTH ELEVATION

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

0' 8' 16' 32' 48'

A-13



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HALLANDALE BEACH

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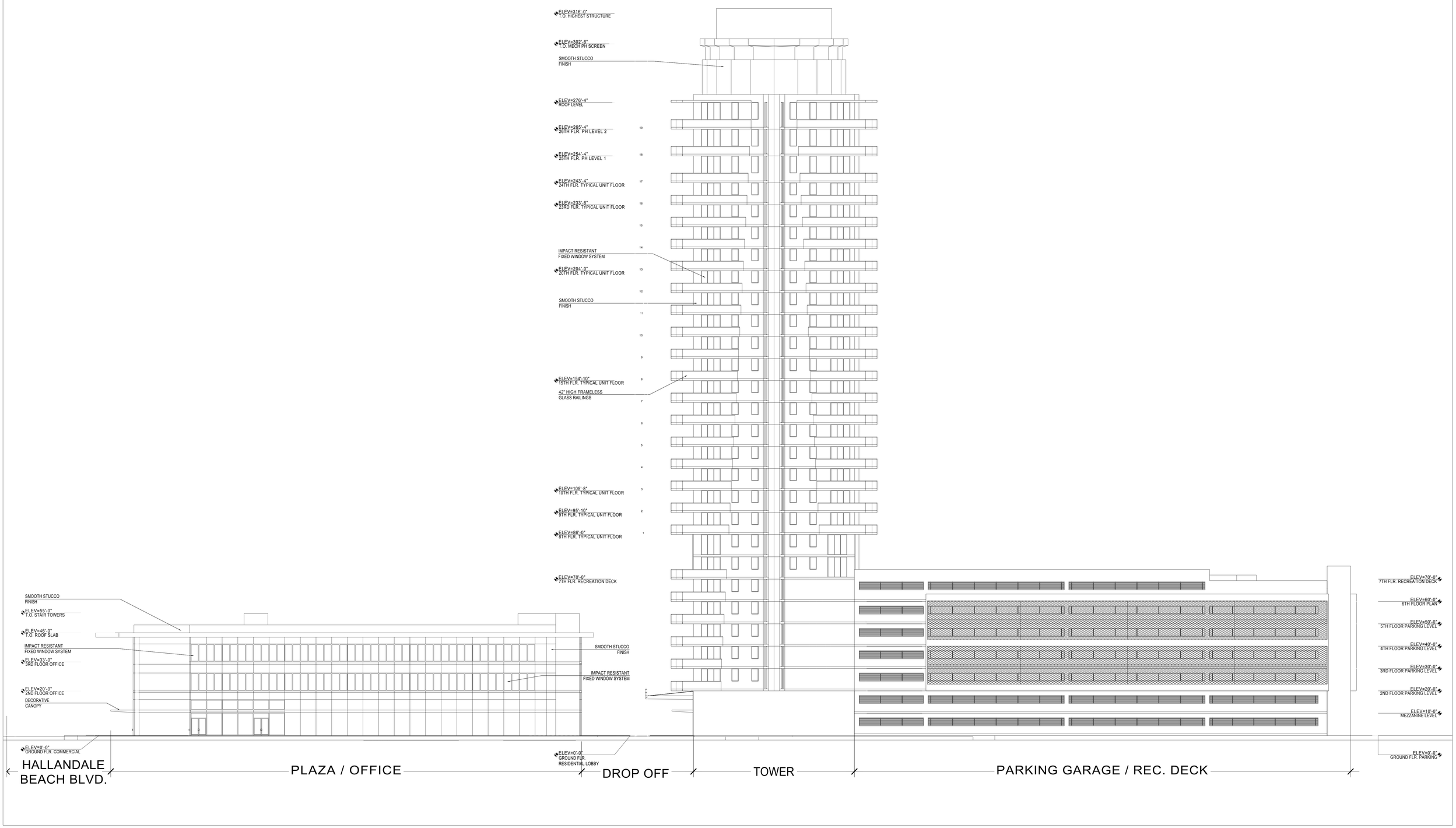
EAST ELEVATION

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

0' 8' 16' 32' 48'

A-14



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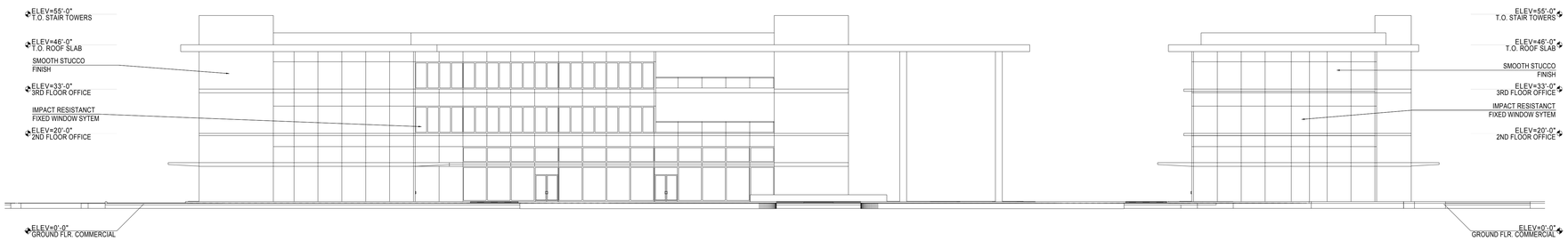
Design by Bermello, Ajamil and Partners, Inc: Architecture - Engineering - Planning - Interior Design - Landscape Architecture

WEST ELEVATION

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

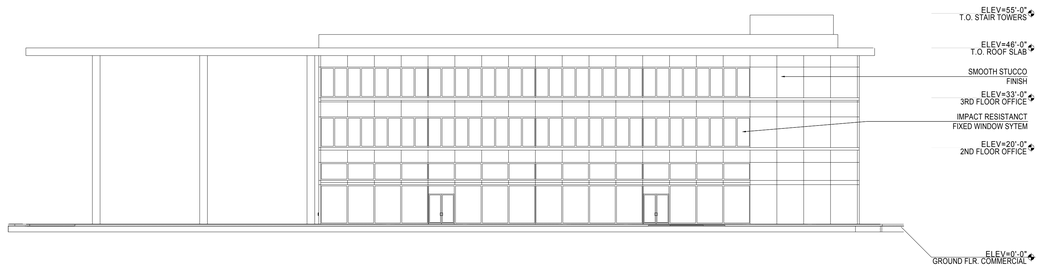
0' 8' 16' 32' 48'

A-15



NORTH COURTYARD ELEVATION

SOUTH COURTYARD ELEVATION



EAST COURTYARD ELEVATION

WEST COURTYARD ELEVATION

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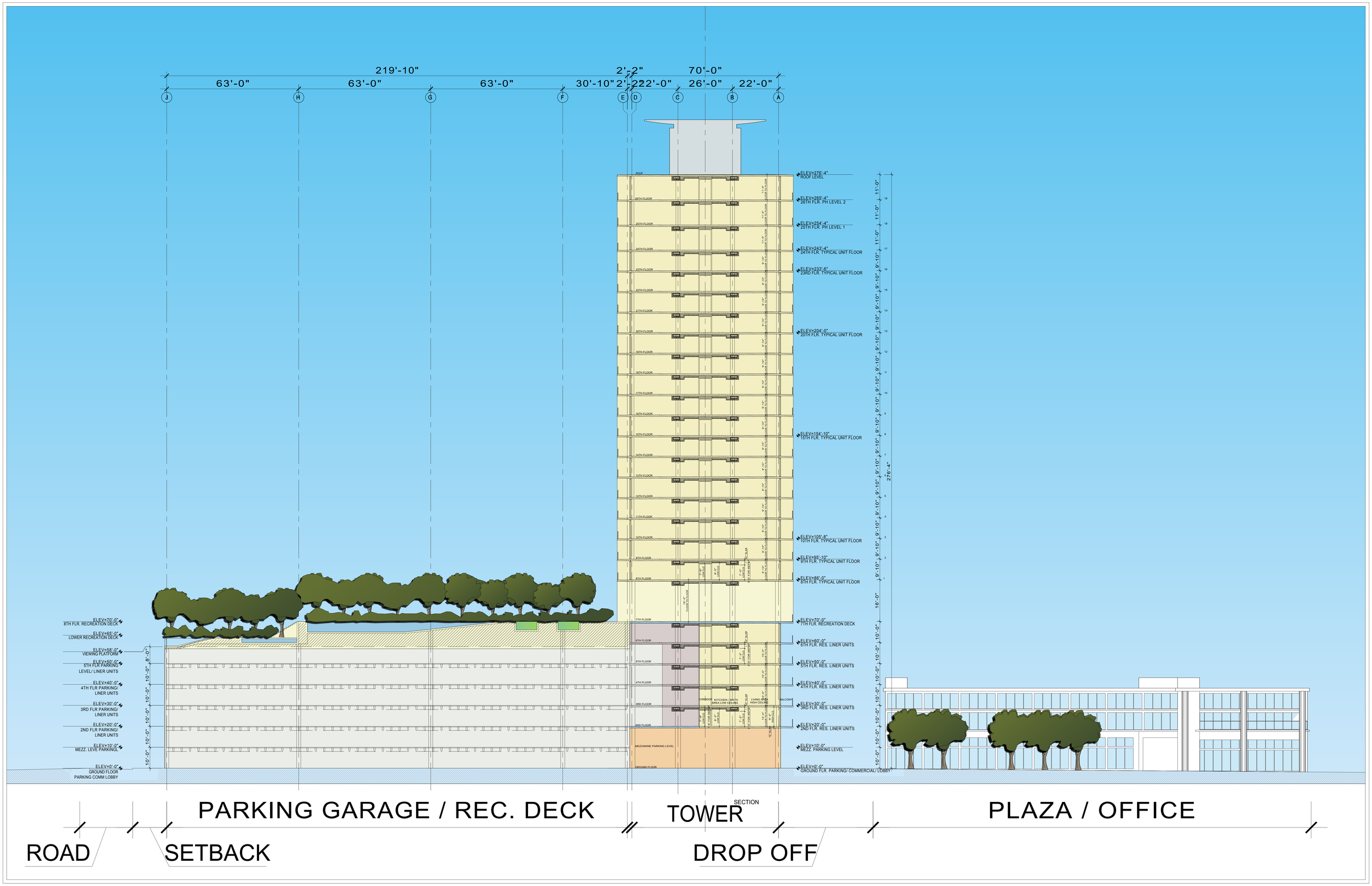
COURTYARD ELEVATIONS

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

0' 8' 16' 32' 48'

A-16



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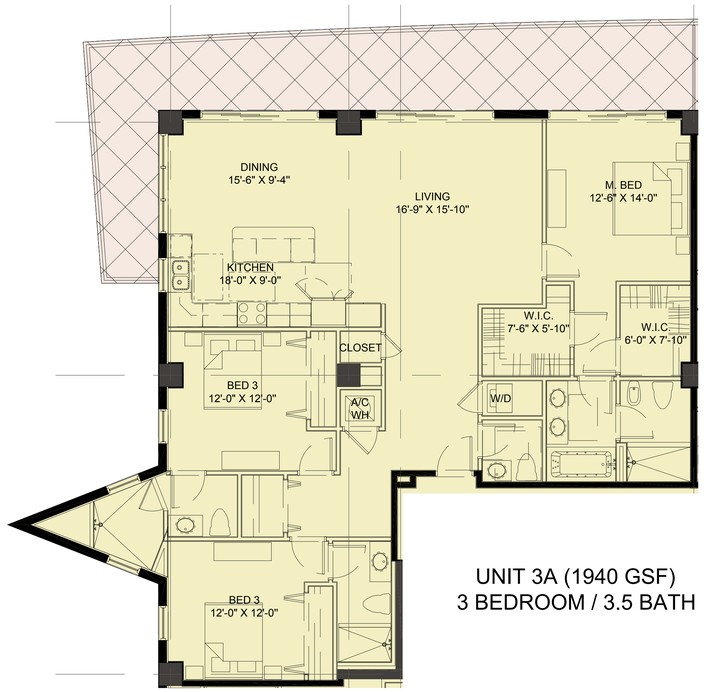
SECTION

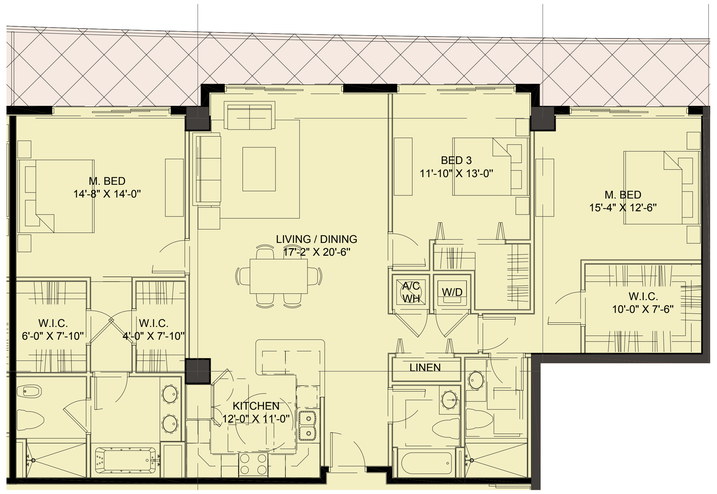
Scale: 1" = 16'

0' 8' 16' 32' 48'

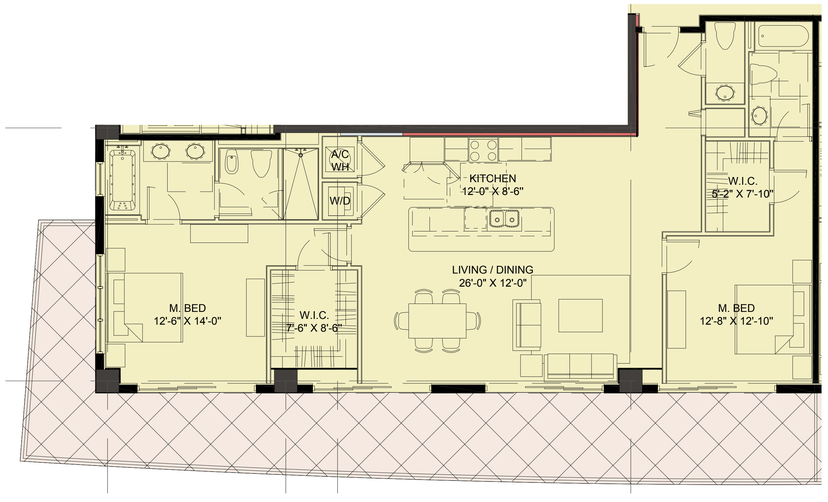
A-17



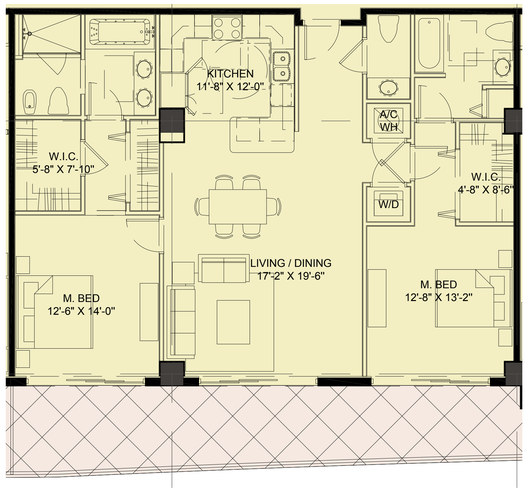
UNIT 3A (1940 GSF)
3 BEDROOM / 3.5 BATH



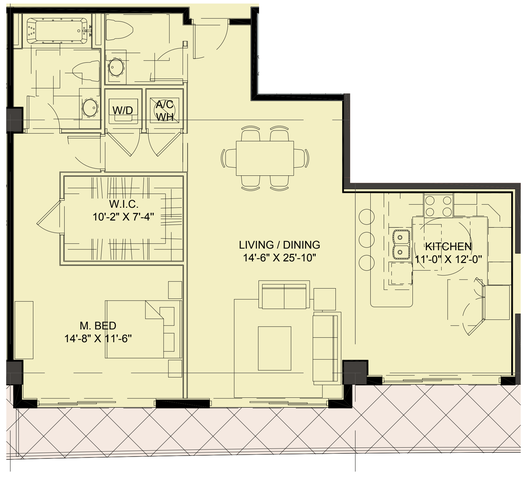
UNIT 3B (1865 GSF)
3 BEDROOM / 3 BATH



UNIT 2B (1550 GSF)
2 BEDROOM / 2.5 BATH



UNIT 2A (1435 GSF)
2 BEDROOM / 2.5 BATH



UNIT 1A (1195 GSF)
1 BEDROOM / 1.5 BATH

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TYPICAL UNIT PLANS

Scale: 3/16" = 1'

0' 10' 20'

A-18

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OASIS v2.indd 5 7/15/14 4:05 PM