

EXHIBIT " 5"



EXHIBIT "5"



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[illegible]

HBC Medical
Holdings LLC

Project Name

WIBC MEDICAL CENTER	4111 N Dixie Hwy, Hallandale Beach, Fl. 33009
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SIGN & SEAL

Cristian Gavrilesco
Registered Architect # AR 94560

Sheet title

COVER SHEET

Drawn by	A.P.
Checked by	E.P.

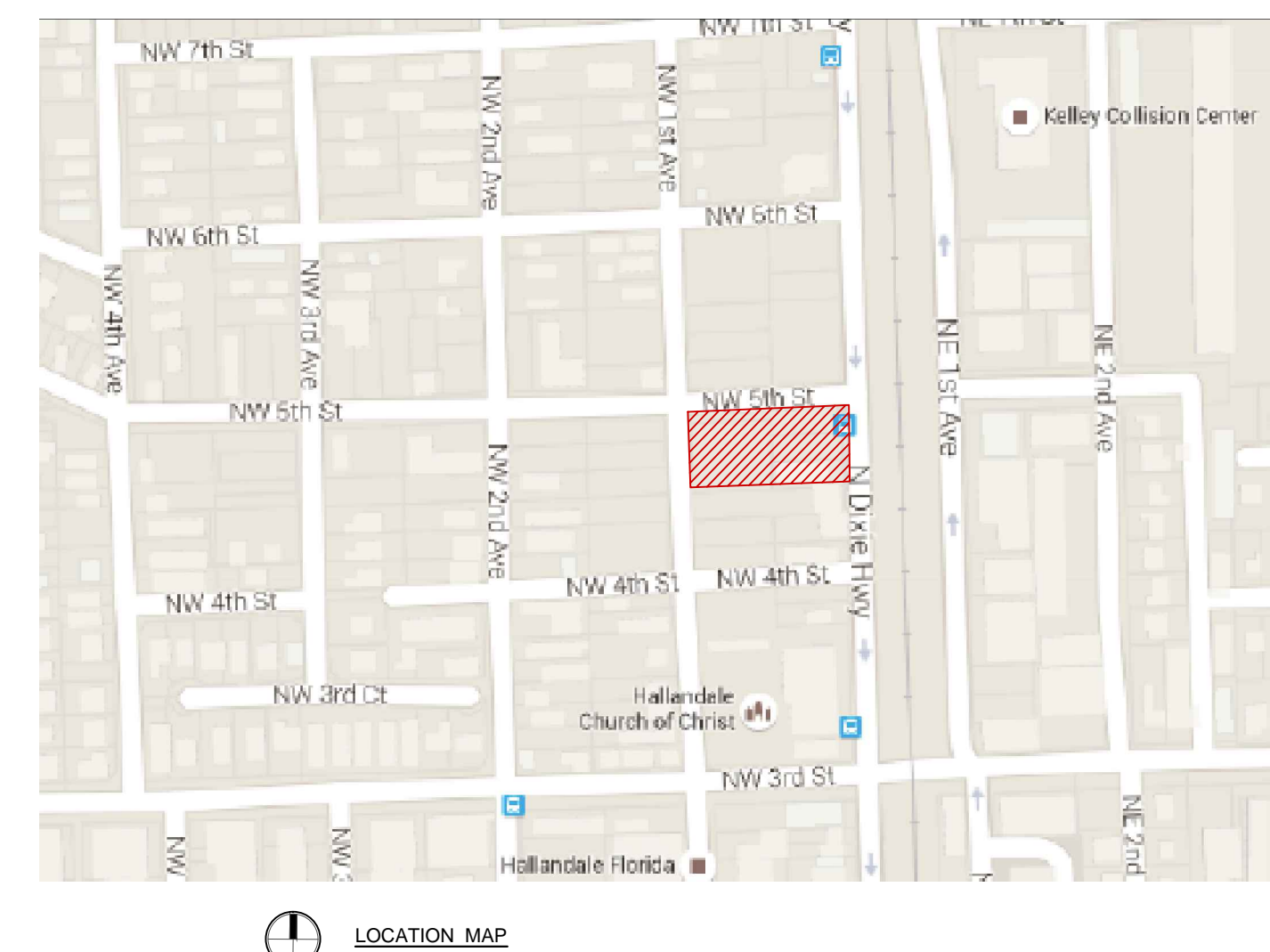
Project Number	101.15
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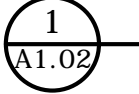
07.15.16 C.01

NTS

ABBREVIATIONS		
AB	ANCHOR BOLT	A.C.I.
A.F.F.	ARCH FINISH FLOOR	AMERICAN CONCRETE INSTITUTE
AR	AIR RAFTER UNIT	AMERICANS WITH DISABILITIES ACT
AMP	AMPERAGE	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ASBY	ASSAY	AMERICAN NATIONAL STANDARDS
BS	BUILDING	AMERICAN SOCIETY OF CIVIL ENGINEERS
BLDG	BUILDING	ASTM
BOTT	BOTTLE	FLORIDA BUILDING CODE
BR	BRAKE	NATIONAL PRACTICE TESTING ASSOCIATION
CB	CATCH BASIN	SPR
CM	CONCRETE PER MINUTE	STEEL, STEEL INDUSTRIES
CL	CEILING	UNDERWRITERS LABORATORIES
CMU	CONCRETE MASONRY UNIT	
C.O.	CLEAN OUT	
COL	COLUMN	
COMBO	COMBINATION	
CONC	CONCRETE	
CONT	CONTINUOUS	
COORD	COORDINATE	
DIA	DIAMETER	
DISC	DISCONNECT	
DN	DOWN	
DWGS	DRAWINGS	
DEM	DEMOLITION	
EX	EXISTING	
EA	EACH	
ELEC	ELECTRICAL	
ELEV	ELEVATION	
EMT	EMERGENCY	
ENH	ELECTRIC WATER HEATER	
EXP	EXPANSION	
FIN	FINISH	
FD	FLOOR DRAIN	
FS	FLOOR FINISH	
FTG	FOOT / FEET	
FTT	FOOTING	
GA	GALVE	
GALV	GALVANIZED	
GFCI	GROUND FAULT CURRENT INTERRUPT	
GRD	GROUND	
GRB	GYPSEUM WALL BOARD	
HT	HEIGHT	
HT	HOT WATER	
HR	HOUR	
HL	HOLE	
IN	INCH	
JO	JOIST	
JG	JOINT GROUT	
JN	JOINT	
LAV	LAVATORY	
LC	LICENSE	
LOC	LOCATION	
MALE	MALE	
MATL	MATERIAL	
MAX	MAXIMUM	
MCH	MECHANICAL	
MIN	MINIMUM	
MIL	MIL (THICKNESS)	
MTL	MOUNTED	
MTO	METAL	
M.D.	MASONRY OPENING	
NY	NEW YORK	
NA	NOT APPLICABLE	
NO.	NUMBER	
NB	NON-DRAIN BEARING	
OC	OVER ALL	
C	ON CENTER	
OH	OVER HANG	
QMB	OVERHEAD POWER LINE	
PLBG	PLUMBING	
P.L.D.	PLANNED UNIT DEVELOPMENT	
QTY	QUANTITY	
PA, F	FLAT SLAB OF ACTIVATED FASTENERS	
PE	PIPE ENGINEERED	
PL	PROPERTY LINE	
PNL	FRONT LINE	
PAC	POUR IN PLACE	
P.S.F.	POUNDS PER SQUARE FOOT	
PSD	POUNDS PER SQUARE INCH	
PS	PRESSURE TREATED	
REF	REFERENCE / REFRIGERATOR	
REWF	REINFORCING	
RM	ROOM	
RL	ROOF DRAIN	
RWL	RAIN WATER LEADER	
SAN	SANITARY	
SCH	SCHEDULE	
SM	SMALL	
SVT	SHUT OFF VALVE	
SQ. FT.	SQUARE FEET	
SQ. IN.	SQUARE INCH	
STD	STANDARD	
TS	TE BARS	
TD, BM	TOP OF BEAM	
T.O. CONC	TOP OF CONCRETE	
T.O. FTG	TOP OF FOOTING	
T.O. STL	TOP OF STEEL	
TYP	TYPICAL	
T & G	TONGUE AND GROOVE	
UNO	UNLESS NOTED OTHERWISE	
UNT	UNTIL THROUGH ROOF	
WC	WATER CLOSET	
WDTH	WIDTH / DEPTH	
WF	WIDE FLANGE BEAM	
YEAR	YEAR	

- C.01 - COVER
- SURVEY
- A1.01 - SITE PLAN
- A1.02 - SITE DETAILS
- A1.03 - SOLAR STUDY
- A2.01 - 1st FLOOR PLAN
- A2.02 - 2nd FLOOR PLAN
- A2.03 - 3rd FLOOR PLAN
- A2.04 - ROOF PLAN
- A3.01 - SECTIONS
- A4.01 - ELEVATIONS
- A4.02 - ELEVATIONS
- A4.03 - ELEVATIONS
- C-1 - GRADING & DRAINAGE
- C-2 - WATER & SEWER
- C-3 - PAVEMENT MARKING &
SIGNAGE PLAN
- C-4 - DRAINAGE DETAILS
- C-5 - PAVING & GRADING DETAILS
- C-6 - WATER & SEWER DETAILS
- L-101 - LANDSCAPE PLAN
- L-102 - EXISTING TREE DISPOSITION
PLAN
- L-103 - LANDSCAPE DETAILS &
SPECIFICATIONS
- PH-1 - SITE PHOTOMETRICS PLAN
- A5.01 - MATERIAL DETAILS - BOARD





SITE DATA		PER: TABLE 32_160E Foster Road Subdistrict Dimensional Requirements		
ZONING	West RAC - Foster Road Subdistrict			
SETBACKS				
	REQUIRED	PROVIDED		
FRONT	2' MIN - 10' MAX	VARIES 3' 2" - 4' 9" - SEE SITE PLAN		
REAR YARD	10'	VARIES 8' 9" - 7' 9" - LAND SCAPE BUFFER 208' TO BLDG		
SIDE YARD(s)	0'-0" (INTERIOR)	0'		
CORNER	10'	21'		
BUILDING HEIGHT	MAX 2 STORIES 30FT	3 STORIES / 40FT		
PARKING				
	TOTAL AREA	PARKING RATIO	REQUIRED	PROVIDED
BUSINESS :	22.810 - SF (GLA)	1 : 300 SqFt	76	69 + 2(HC) = 70 (7.8% DIF.)
SITE AREA INFORMATION				
	IMPERVIOUS	PERVIOUS	TOTAL AREA	
STRUCTURAL (GROUND FLOOR AREA + HARDSCAPE)	7,249 SF (20.2%)	0	7,231 SF	
VEHICULAR USE AREA	24,087 SF (67.3%)	0	24,626 SF	
SUB-TOTAL (STRUCTURAL + VEHICULAR)	31,336 SF (87.5%)	0	31,857 SF	
LANDSCAPED AREA		4,469 SF (12.5% ON SITE) 6,675 SF (18.5% W / STREET SCALE)		
SITE AREA TOTAL			35,905 SF (100%)	

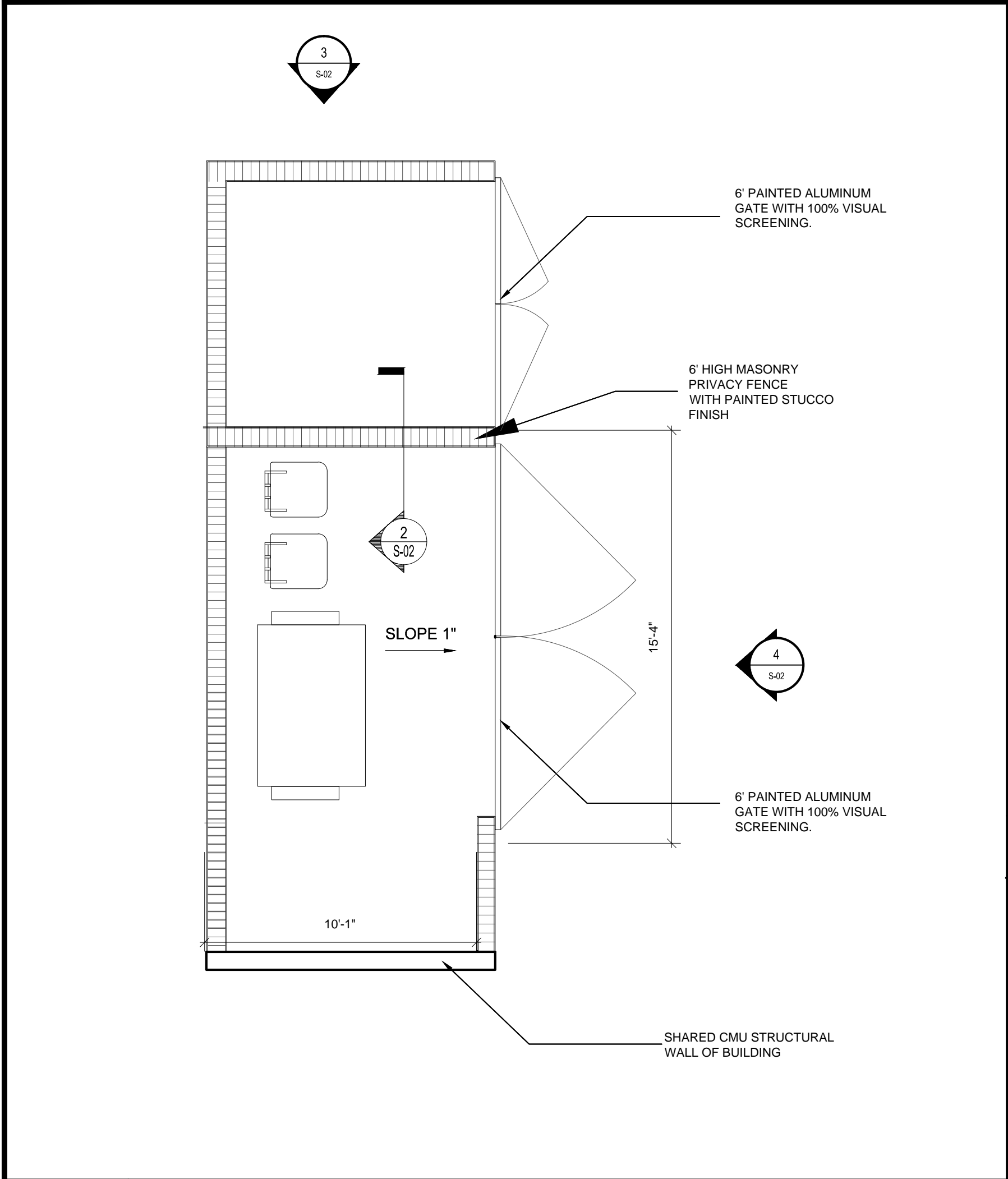
FOLIO NUMBERS - 5142-22-04-0070 , 5142-22-04-0071, 5142-22-04-0090,
5142-22-04-0060

ALL WORK IS DESIGNED TO CONFORM TO :

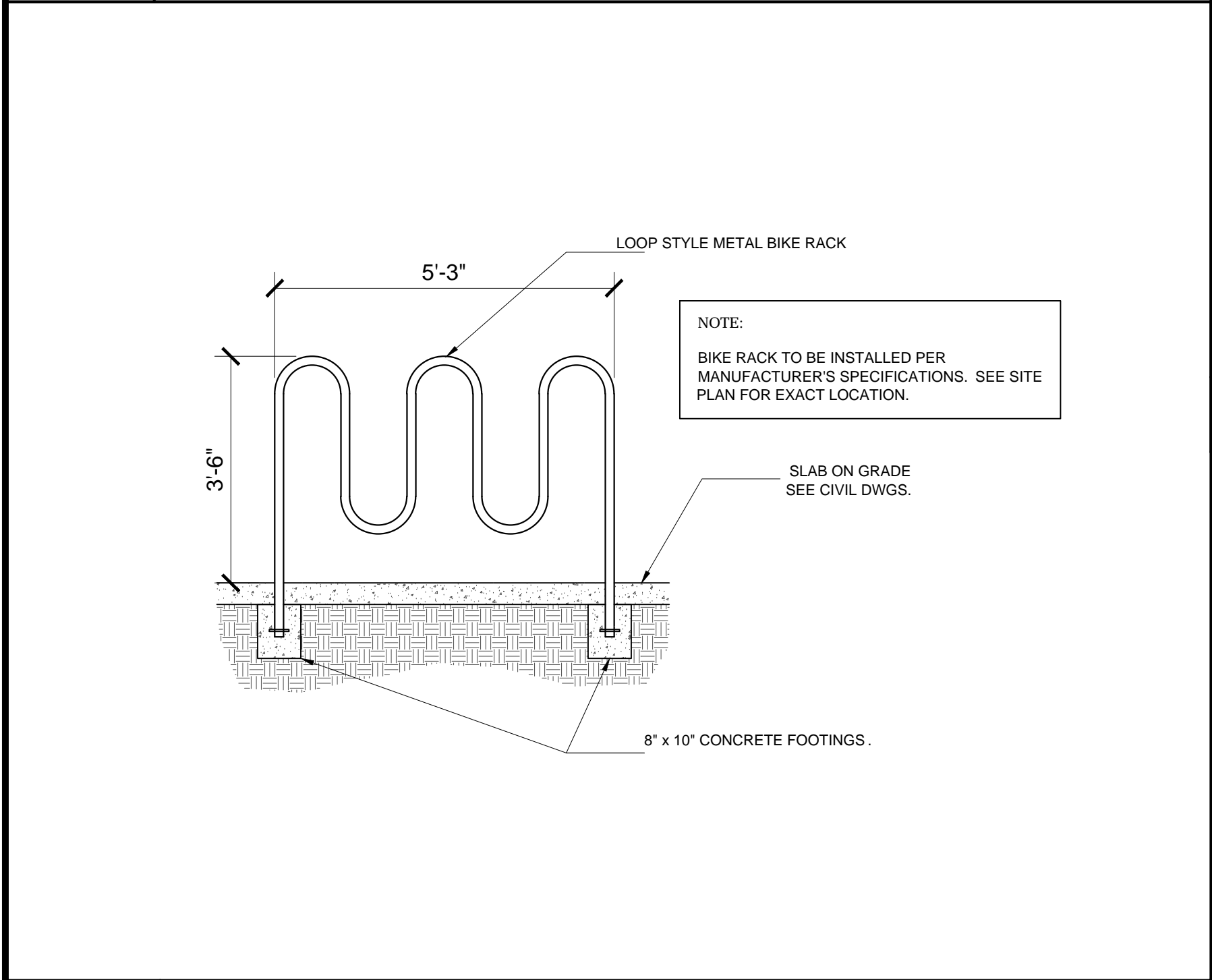
- FLORIDA BUILDING CODE (FBC) 2014 EDITION 5th EDITION
- A.S.C.E. 7-10
- NFPA 101 LIFE SAFETY CODE - 5th EDITION
- FLORIDA FIRE PREVENTION CODE - 5th EDITION

CONSTRUCTION OF NEW 3 STORY MEDICAL OFFICE BUILDING

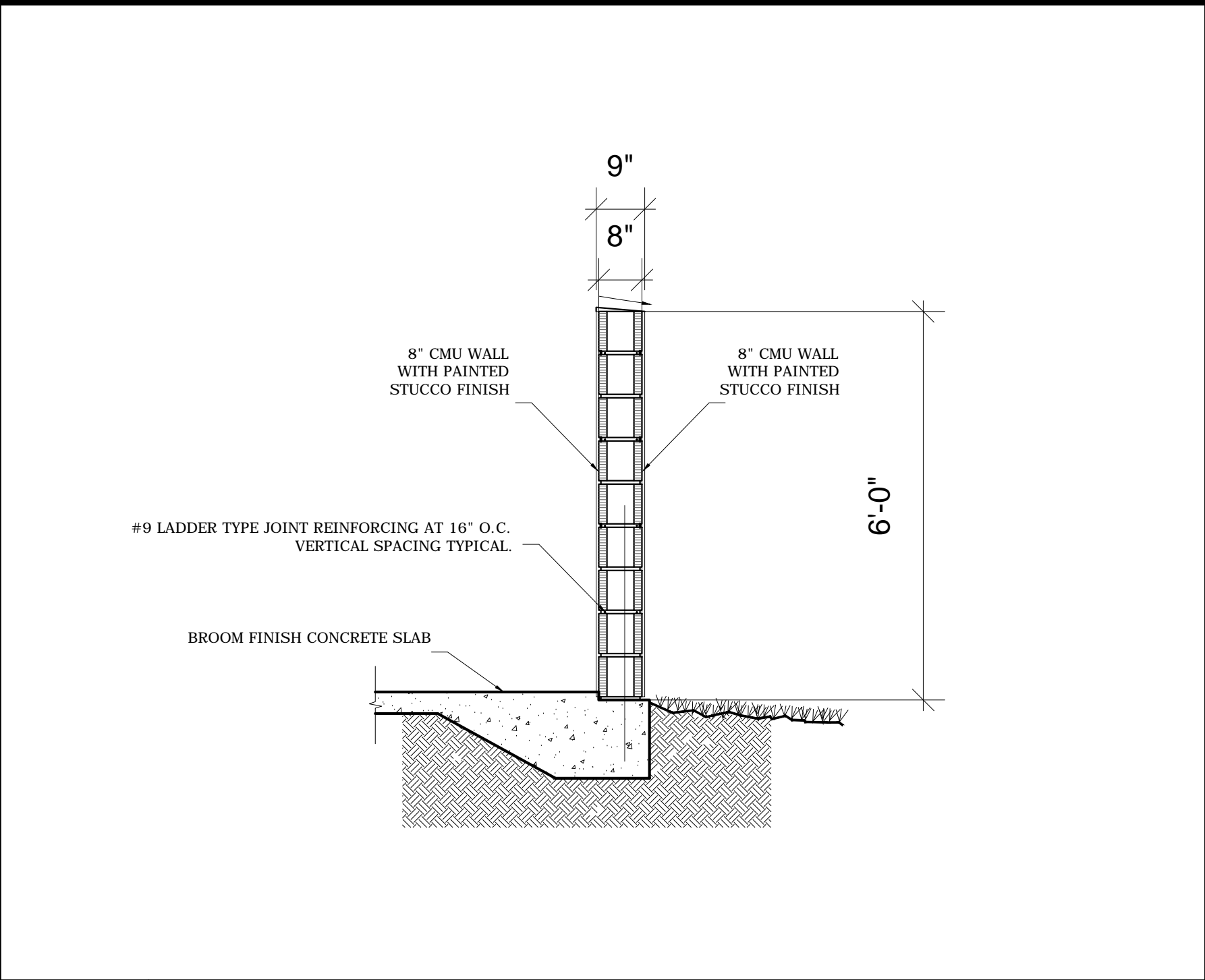




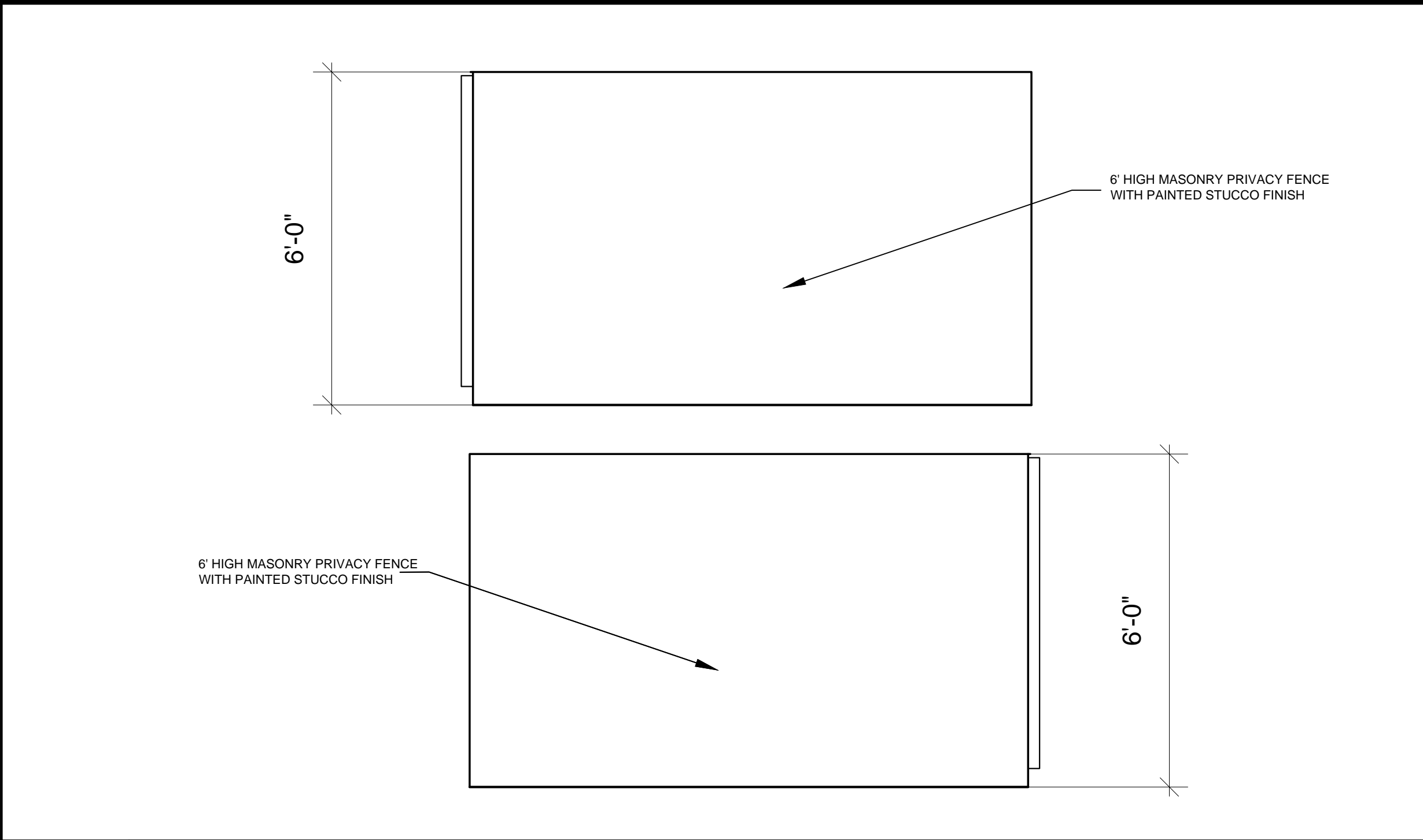
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A1.02
Dumpster & Generator Enclosure Plan
Scale - 1/4": 1'



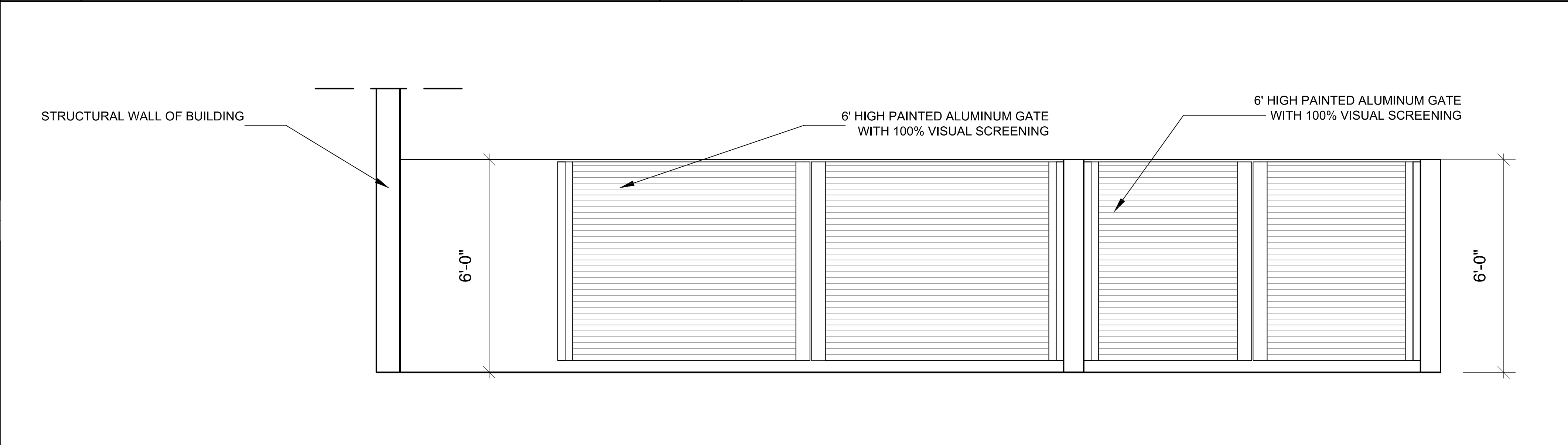
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A1.02
Bike Rack Detail
Scale - 1/2": 1'



2
A1.02
Dumpster Enclosure & Generator Enclosure Section
Scale - 1/2": 1'



3
A1.02
Generator Enclosure Side Elevation
Scale - 1/2": 1'



4
A1.02
Dumpster Enclosure Front Elevation
Scale - 1/2": 1'

architectura
group

ag

miami

ARCHITECTURA
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INTERIOR DESIGN
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No.	Date	Description

Client

HBC Medical Holdings LLC

Project Name

HBC MEDICAL CENTER

411 N Dixie Hwy, Hallandale Beach, Fl. 33009

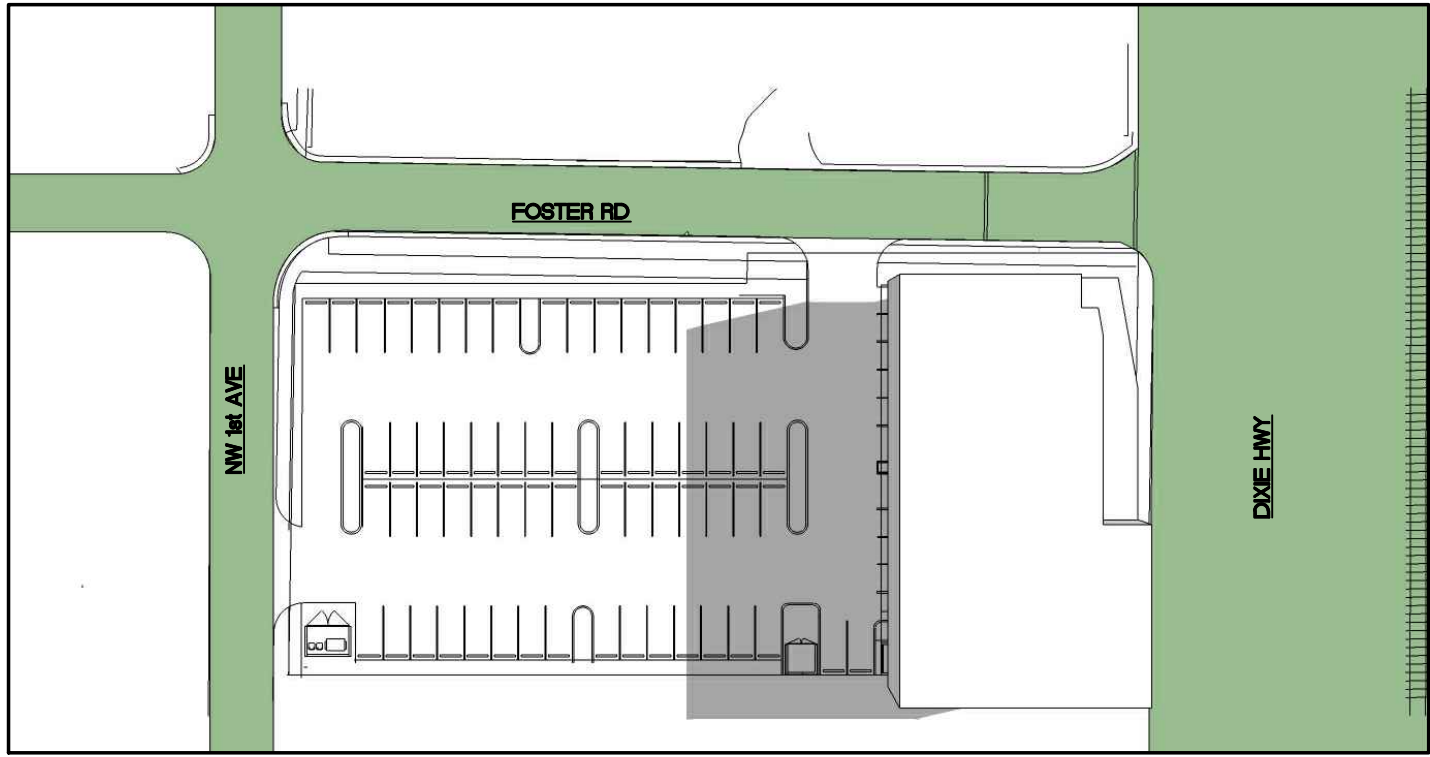
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Cristian Gavrilescu
Registered Architect # AR 94560

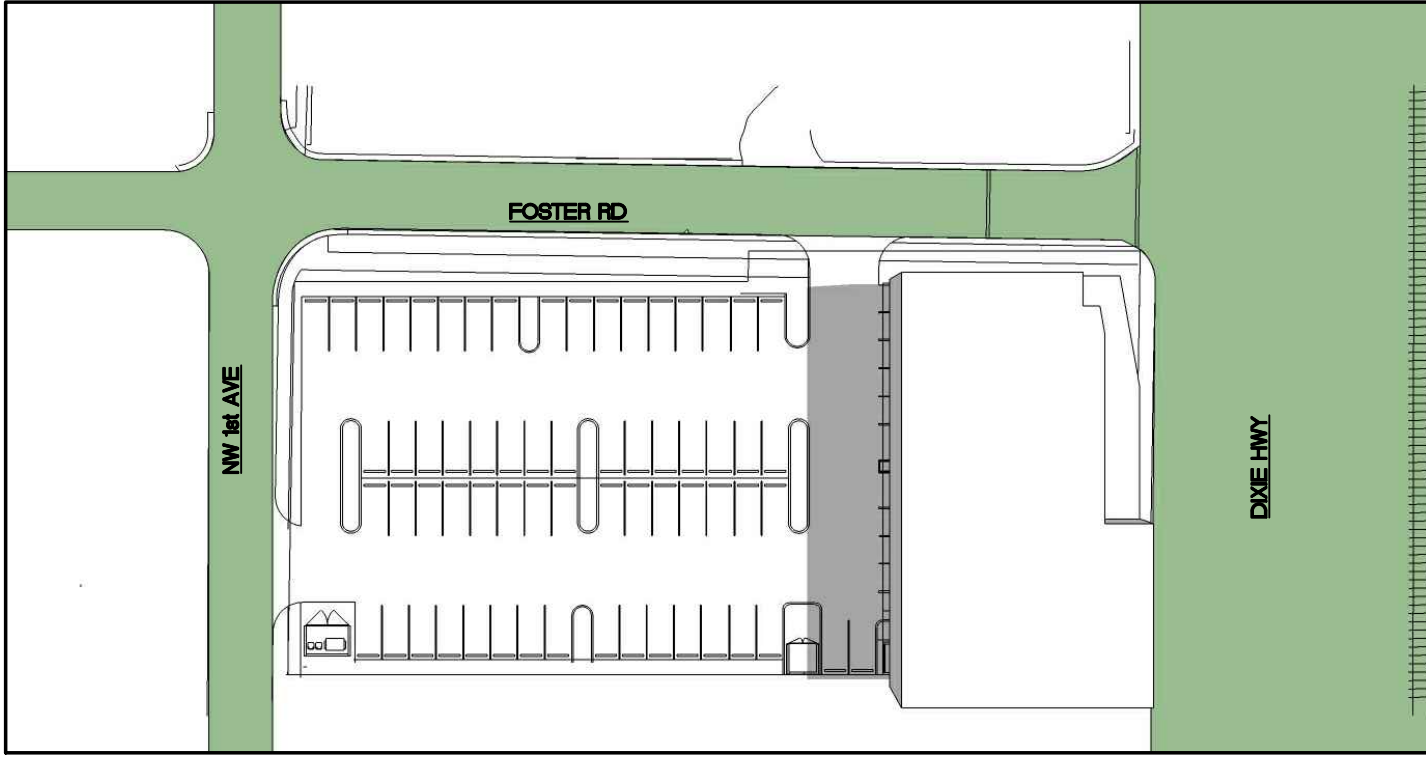
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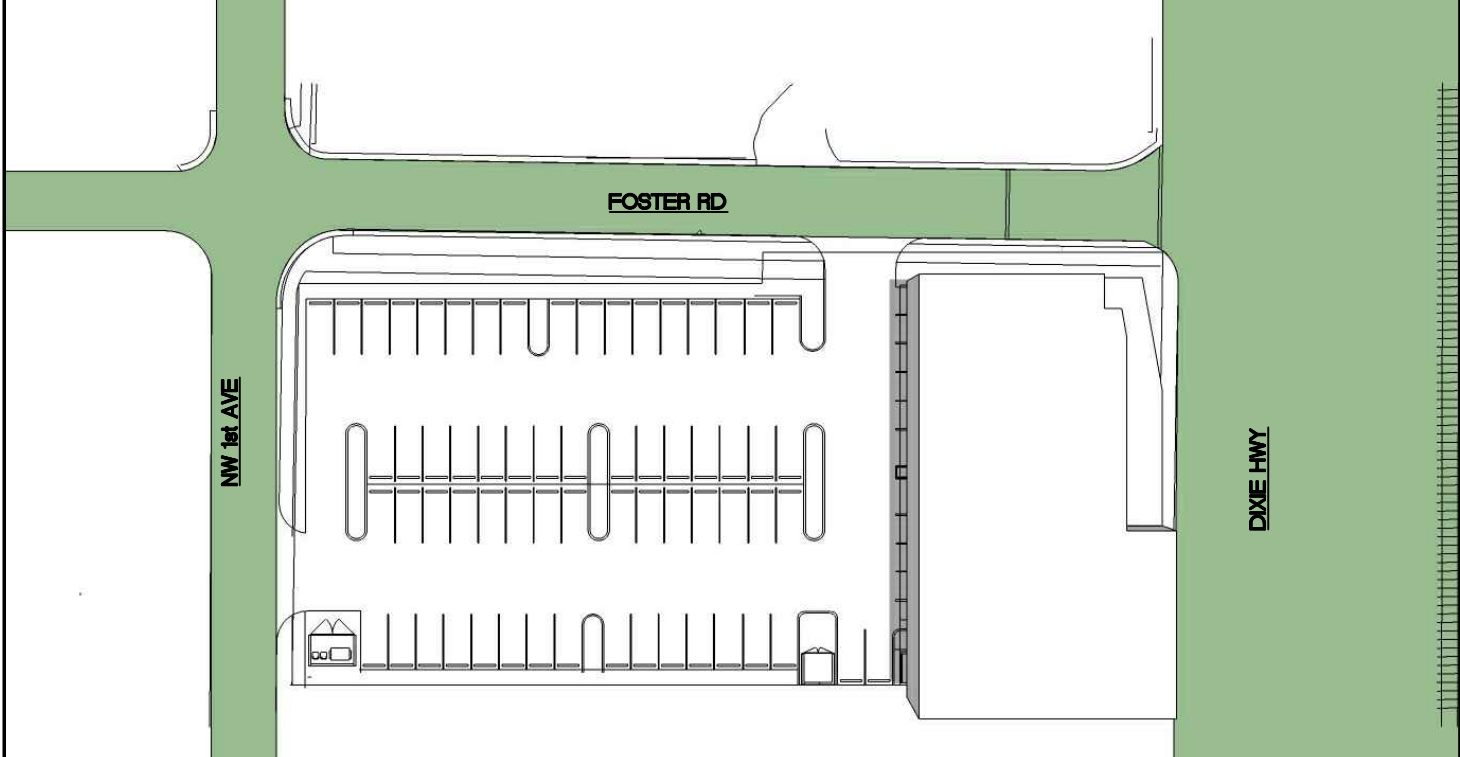
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Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.15.16
Sheet #	A1.02
Scale	VARIES



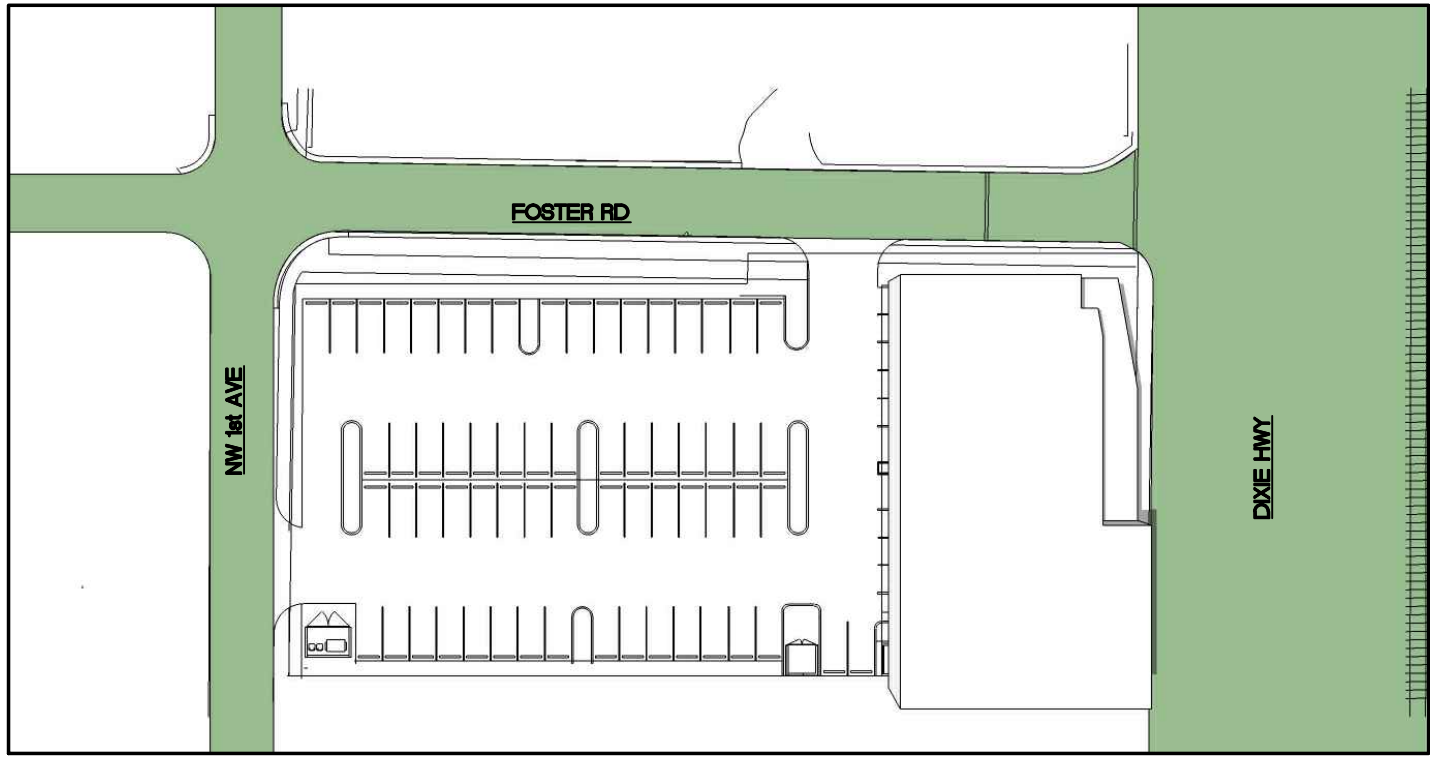
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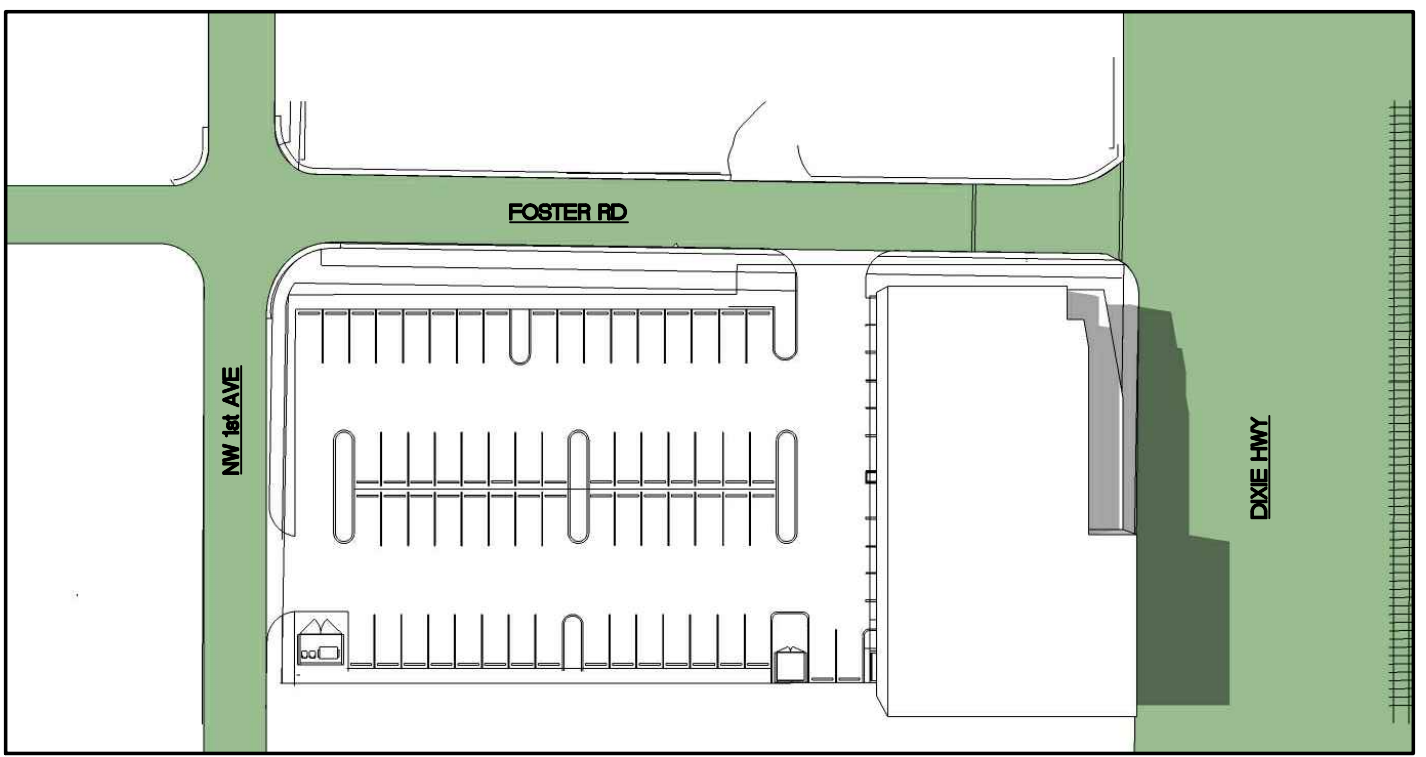
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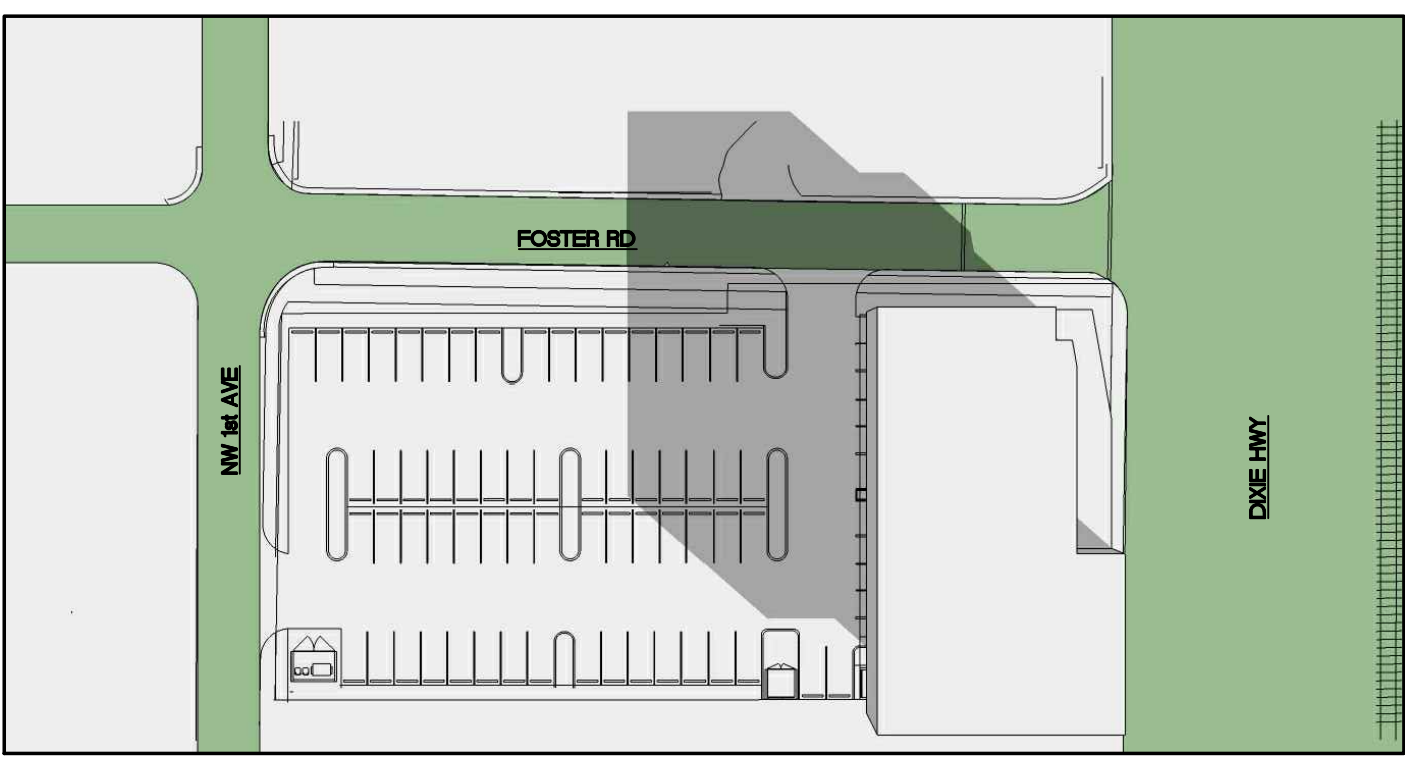
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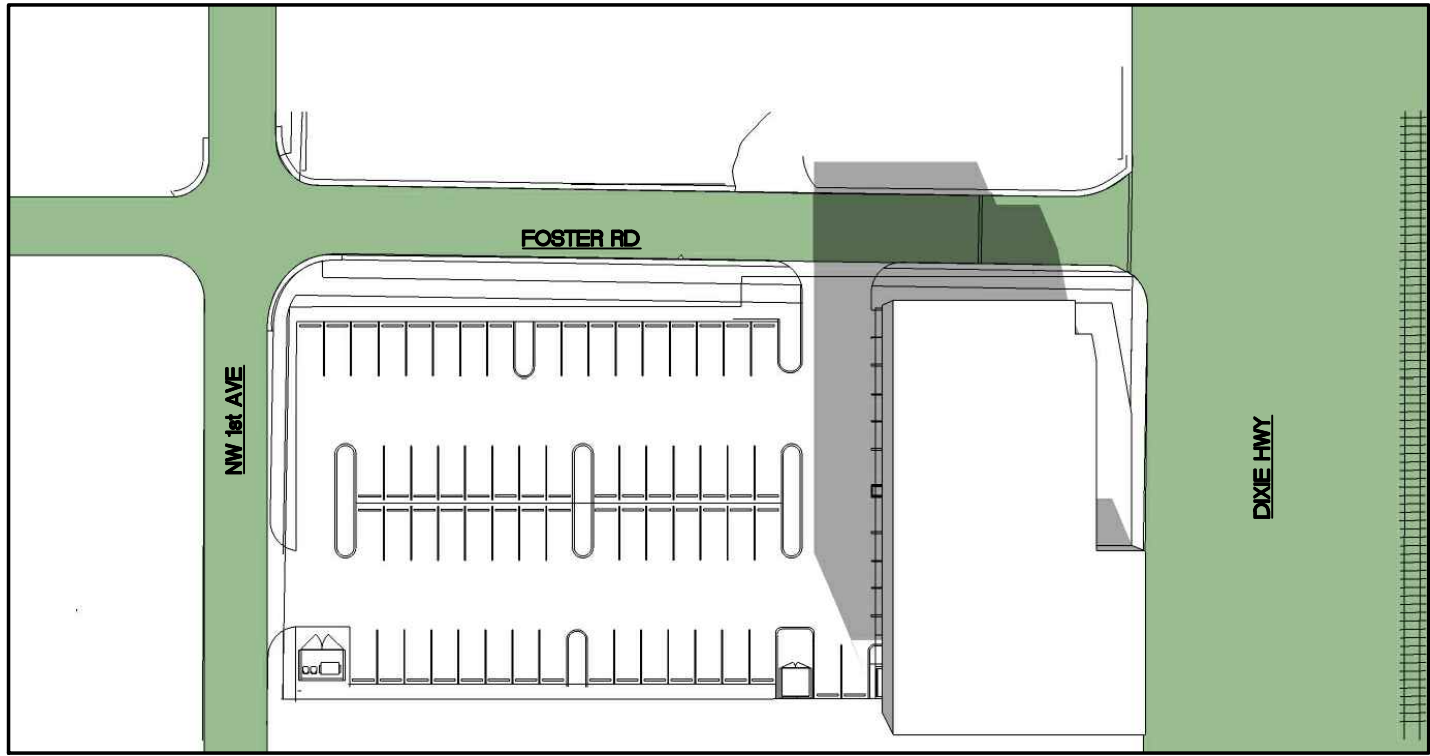
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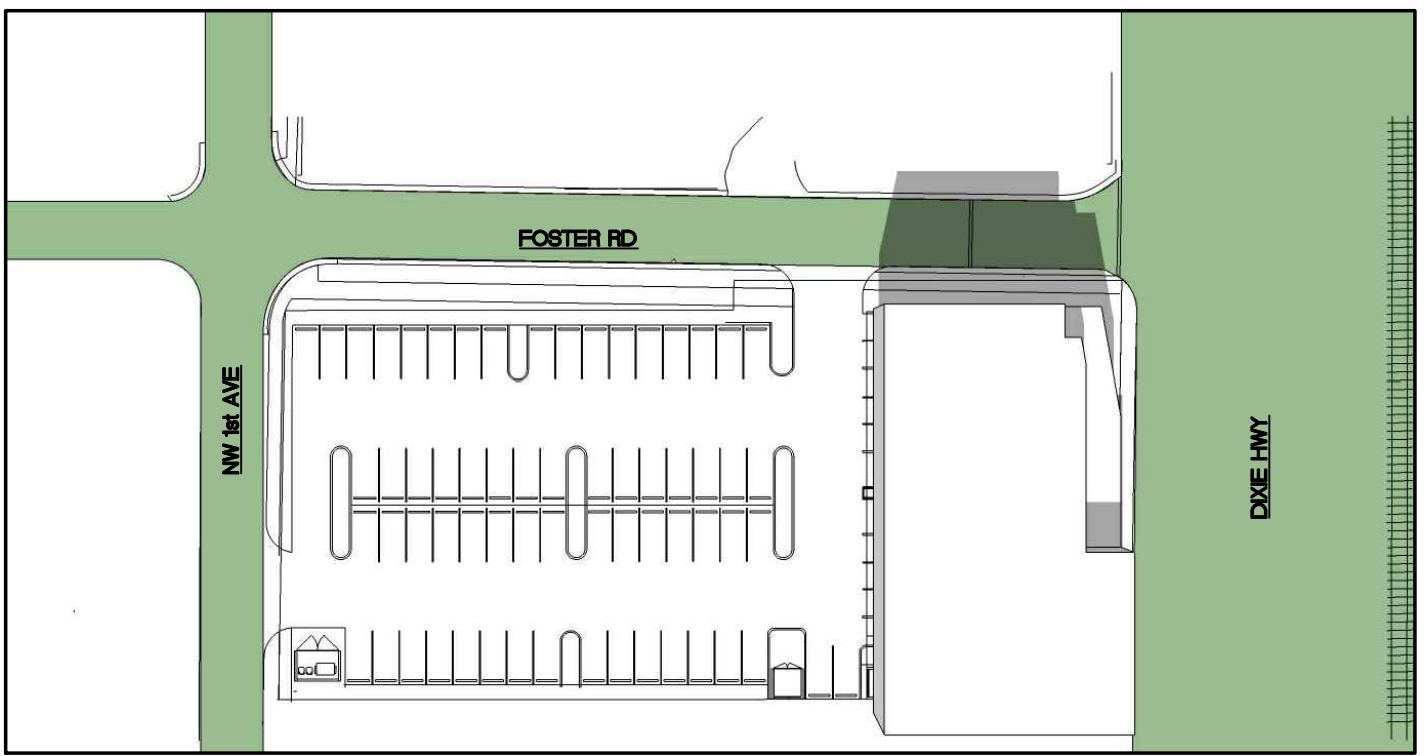
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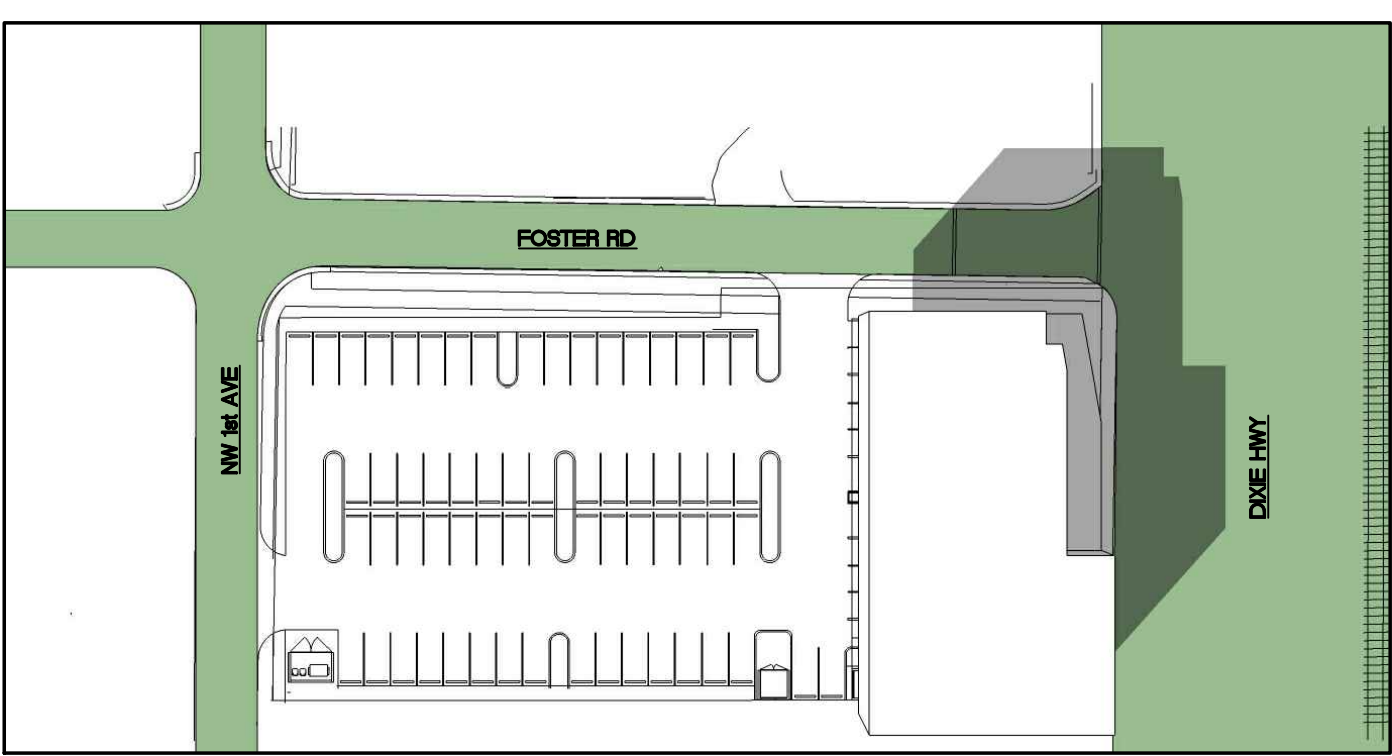
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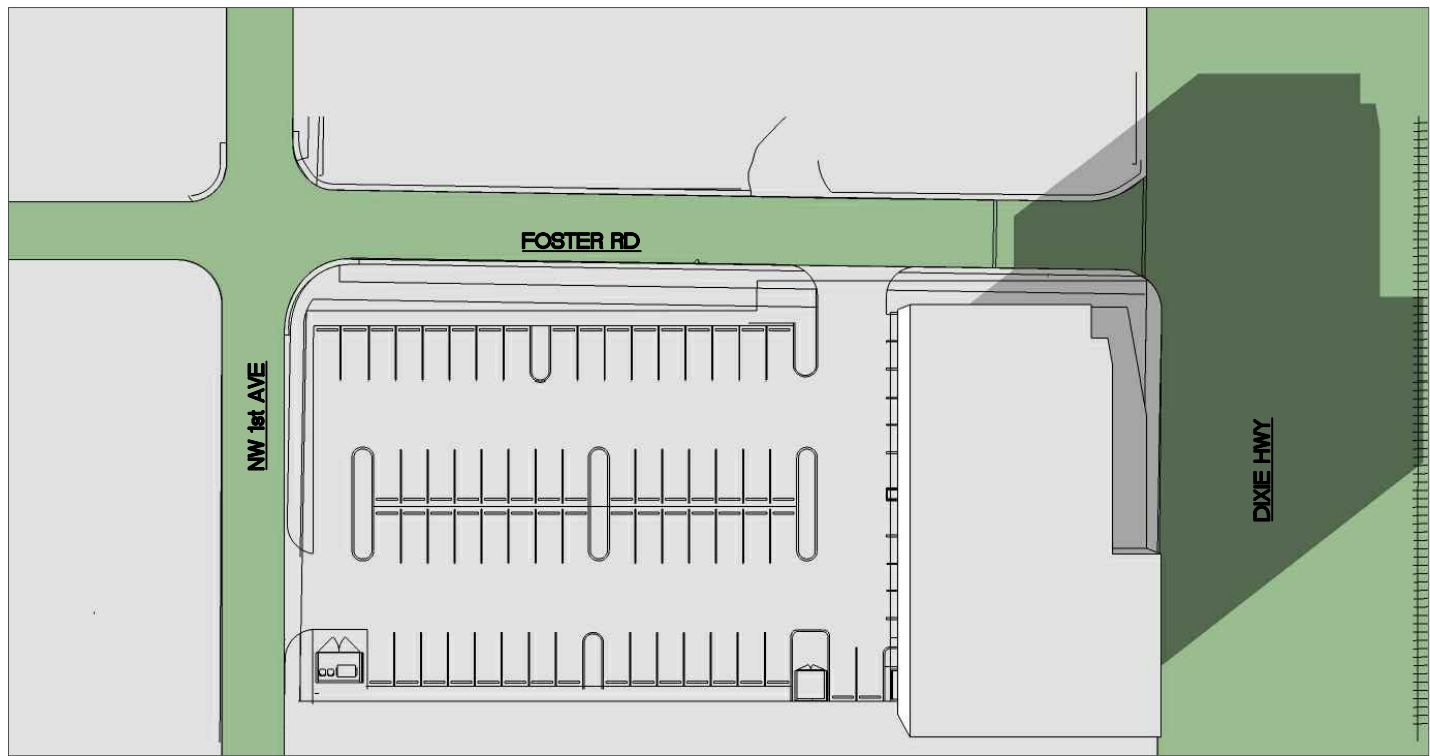
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DECEMBER 21st 1:00pm



DECEMBER 21st 3:00pm



DECEMBER 21st 5:00pm

Issue		
No.	Date	Description

Client
**HBC Medical
Holdings LLC**

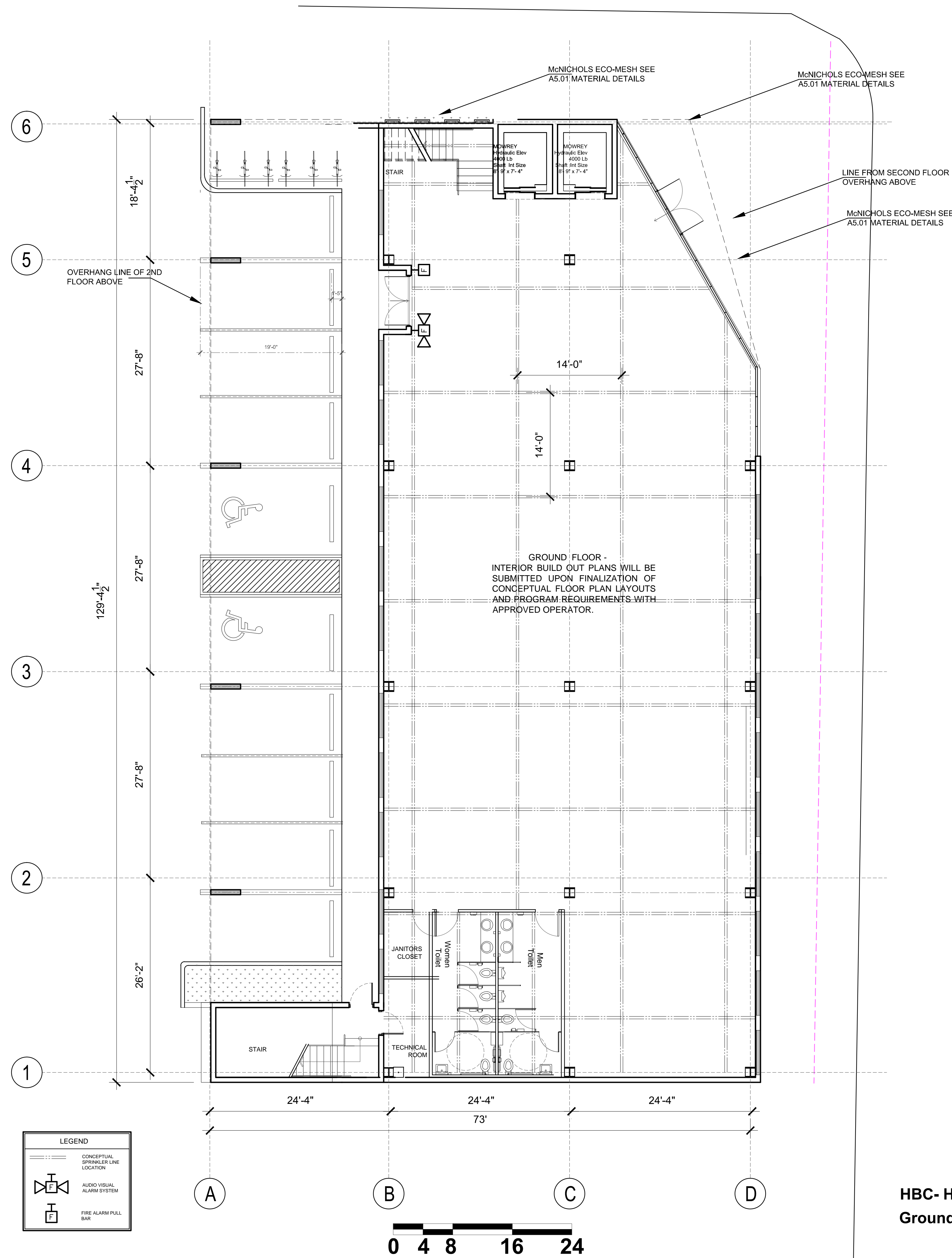
Project Name
HBC MEDICAL CENTER
411 N Dixie Hwy, Hallandale Beach, FL 33009

SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title
SOLAR STUDY

Drawn by	A.P.
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Project Number	101.15
Issue date	07.15.16
Sheet #	A1.03
Scale	VARIES



HBC- Hallandale MEDICAL Center -
Ground Floor - 5,894 SqFt GLA
- 6,549 SqFt GFA

Issue		
No.	Date	Description

Client
HBC Medical
Holdings LLC

Project Name
HBC MEDICAL CENTER
411 N Dixie Hwy, Hallandale Beach, FL 33009

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Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title
First Floor
Plan

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	Sheet #
07.15.16	A2.01
Scale	
1/8" = 1'	

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ag

miami

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GROUP MIAMI

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AA26001885
ID 00003873

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HBC Medical
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Project Name

HBC MEDICAL CENTER

411 N Dixie Hwy, Hallandale Beach, FL 33009

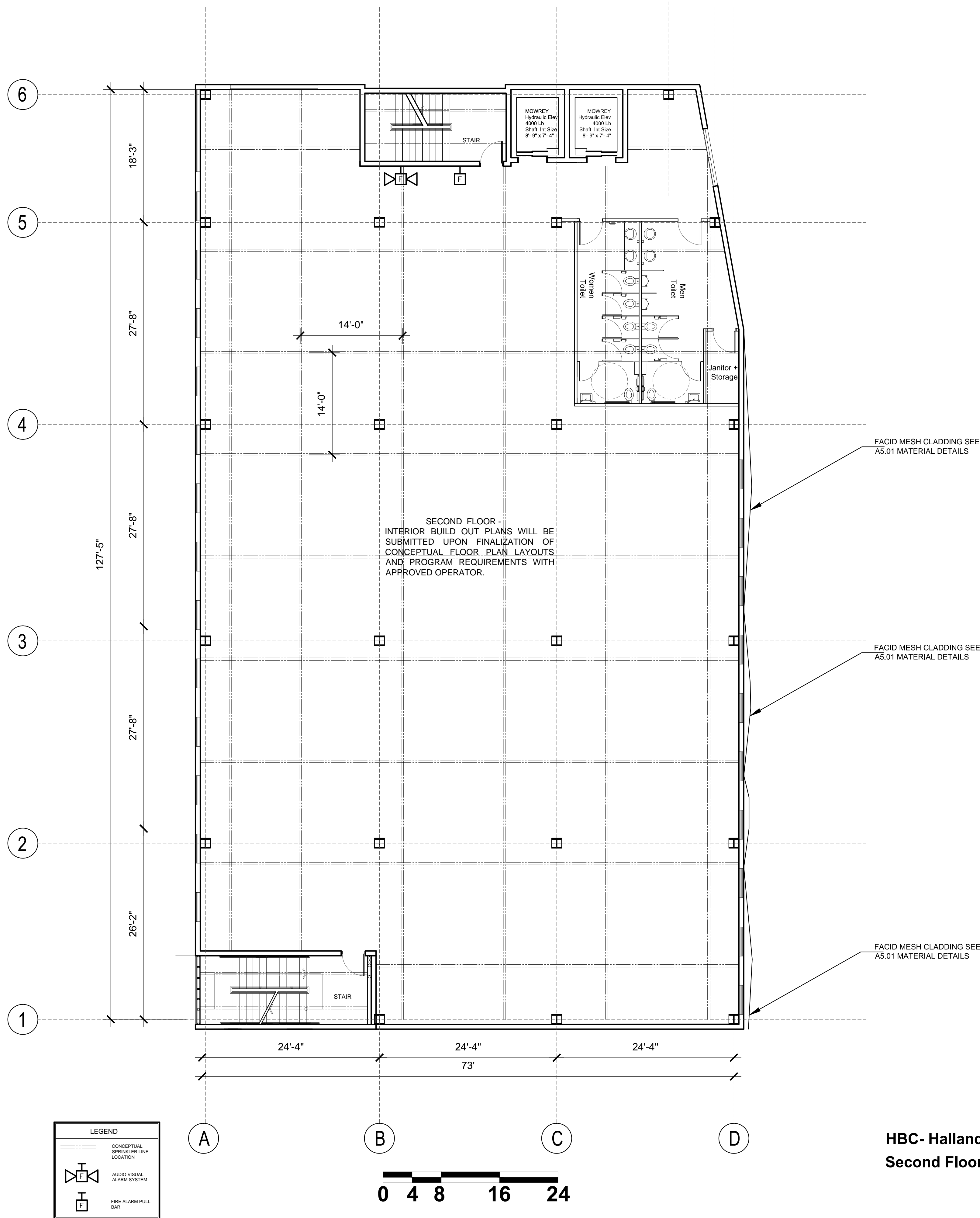
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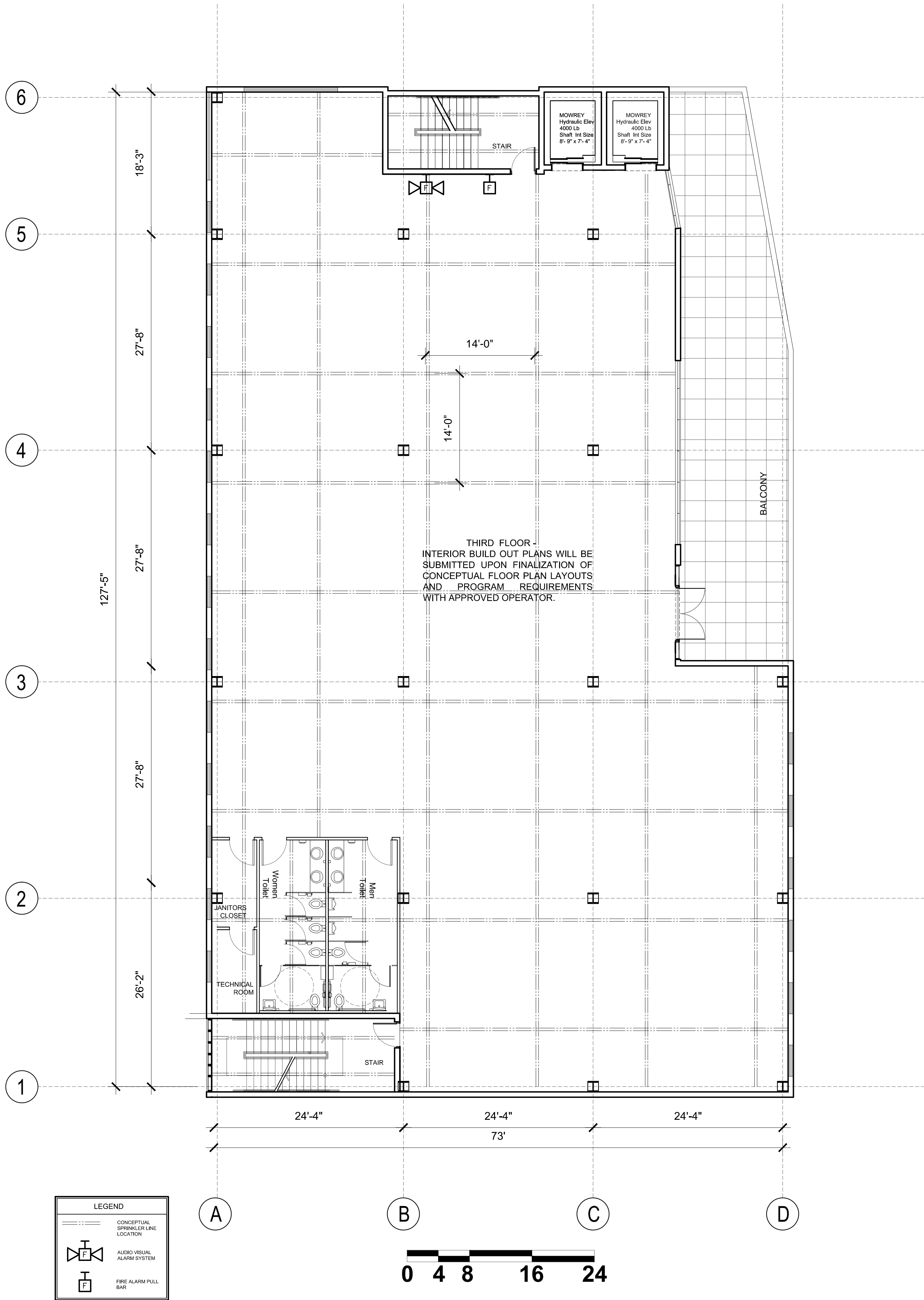
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Second Floor
Plan

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Project Number: 101.15
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Issue date: 07.15.16
Scale: 1/8" = 1'
Sheet #: A2.02



HBC- Hallandale MEDICAL Center -
Second Floor - 8,947 SqFt GLA
- 9,614 SqFt GFA



HBC- Hallandale MEDICAL Center -
Third Floor Under AC
- 7,969 SqFt GLA
- 8,635 SqFt GFA
Third Floor Terrace - 980 SqFt

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Project Name

HBC MEDICAL CENTER

411 N Dixie Hwy, Hallandale Beach, FL 33009

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Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title

Third Floor
Plan

Drawn by	A.P.
Checked by	E.P.
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07.15.16	A2.03
Scale	
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Issue:

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Client:

HBC Medical
Holdings LLC

Project Name:

HBC MEDICAL CENTER

411 N Dixie Hwy, Hallandale Beach, FL 33009

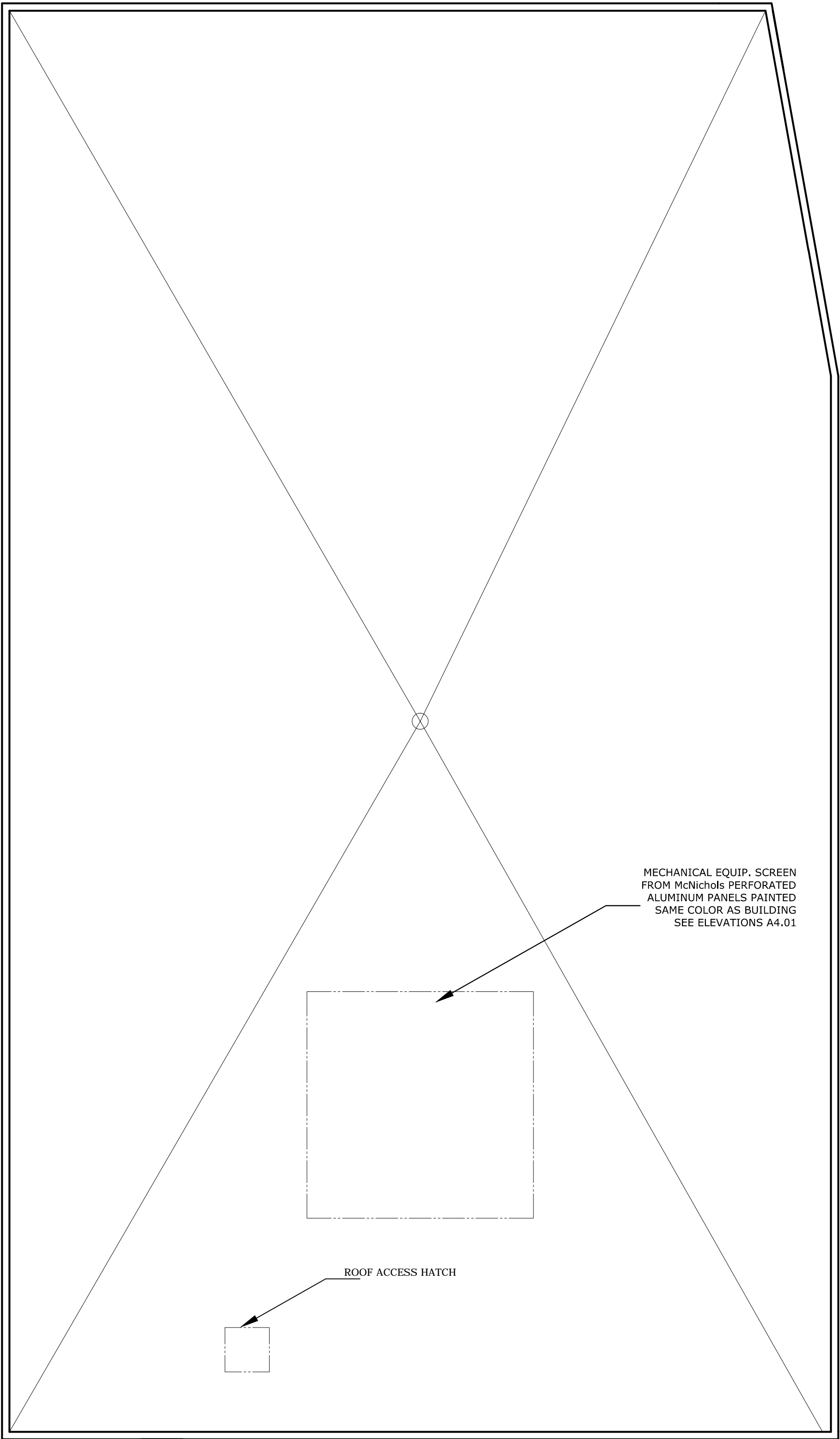
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Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title

Roof Plan

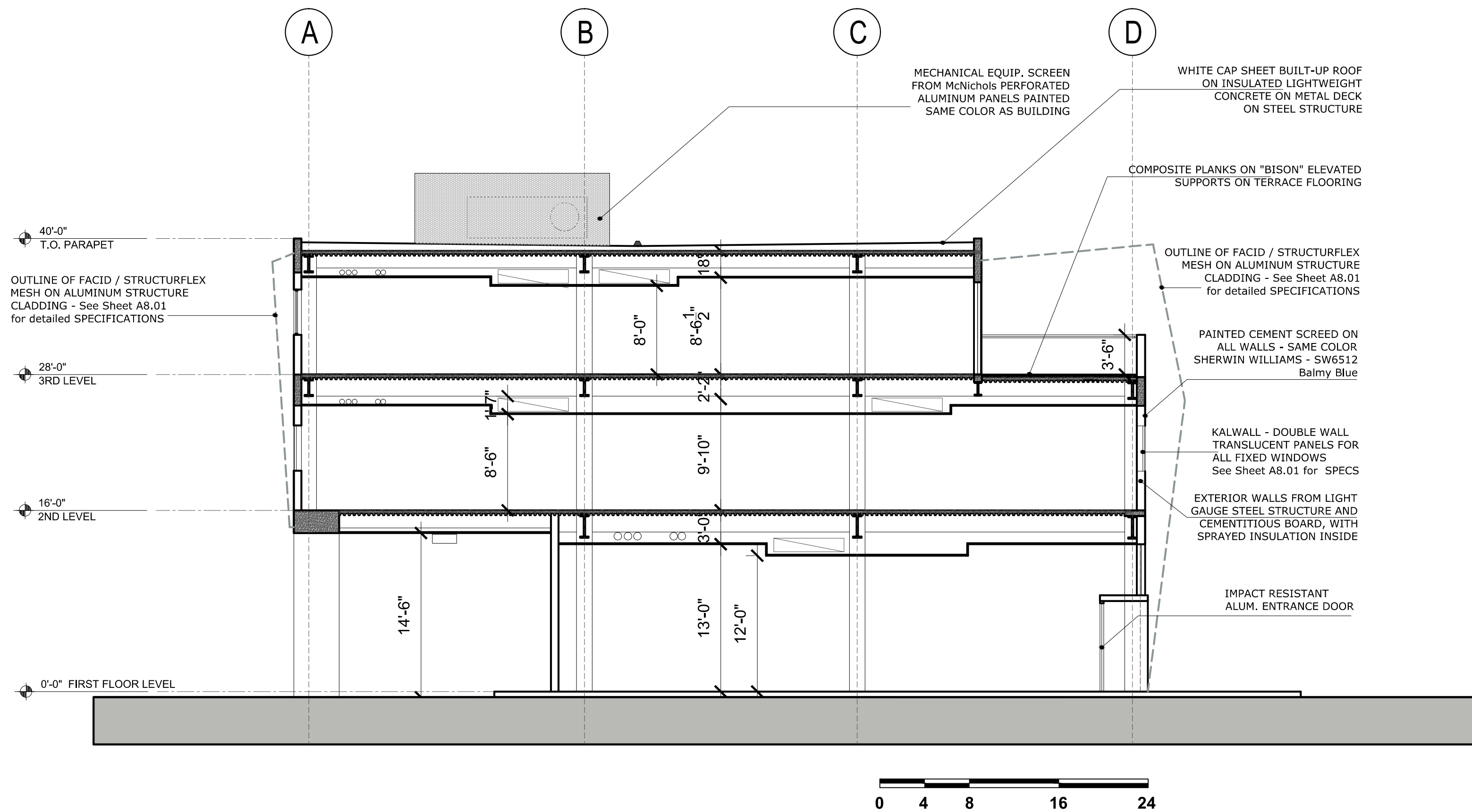
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Project Number	101.15
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Issue date	Sheet #
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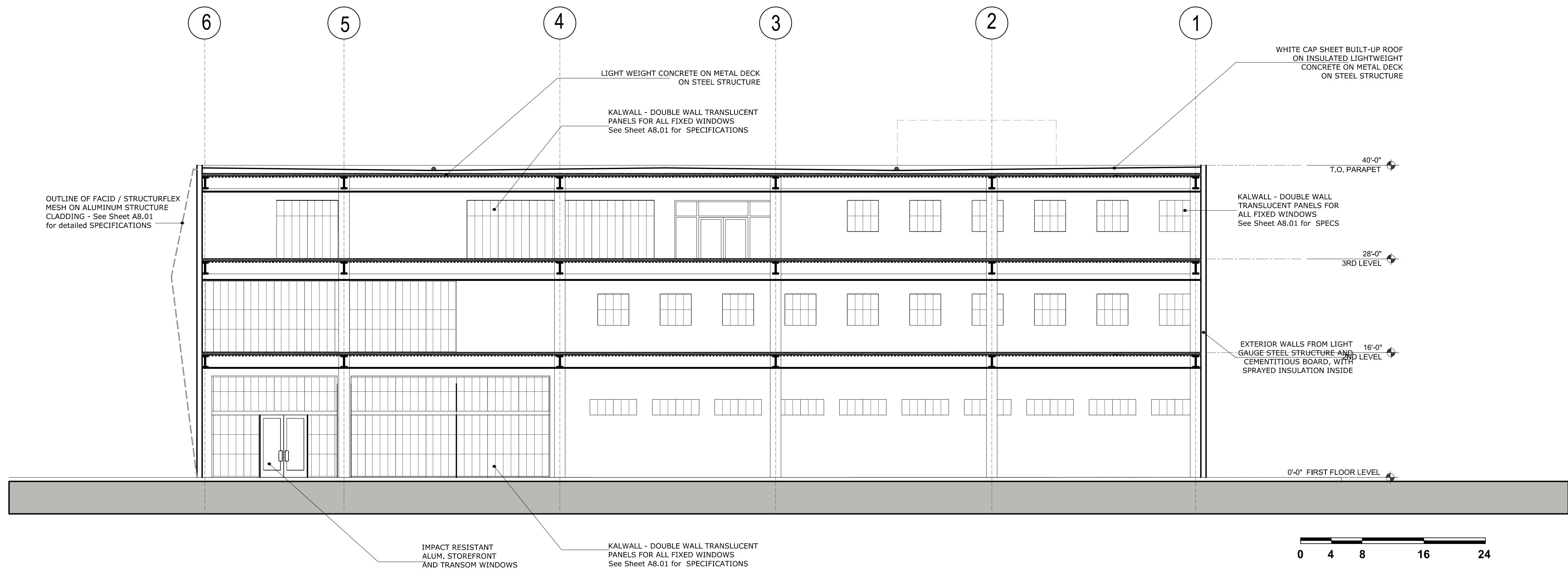
MECHANICAL EQUIP. SCREEN
FROM McNichols PERFORATED
ALUMINUM PANELS PAINTED
SAME COLOR AS BUILDING
SEE ELEVATIONS A4.01

ROOF ACCESS HATCH





1
A3.01
HBC - MEDICAL Center - EAST / WEST SECTION
SCALE 1/8" : 1'



2
A3.01
HBC - MEDICAL Center - NORTH / SOUTH SECTION
SCALE 1/8" : 1'

Issue		
No.	Date	Description

Client
**HBC Medical
Holdings LLC**

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HBC MEDICAL CENTER
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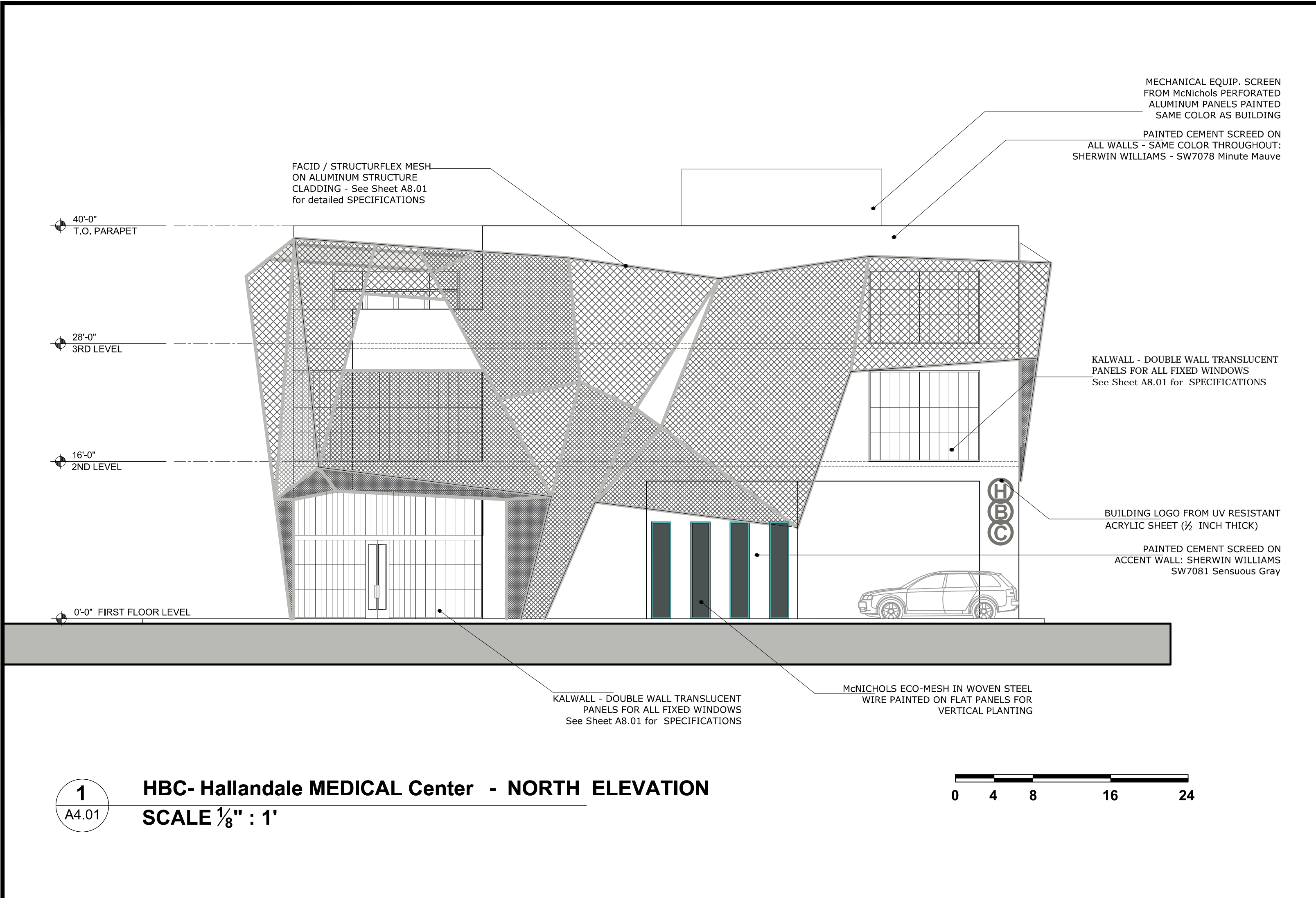
SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 94560

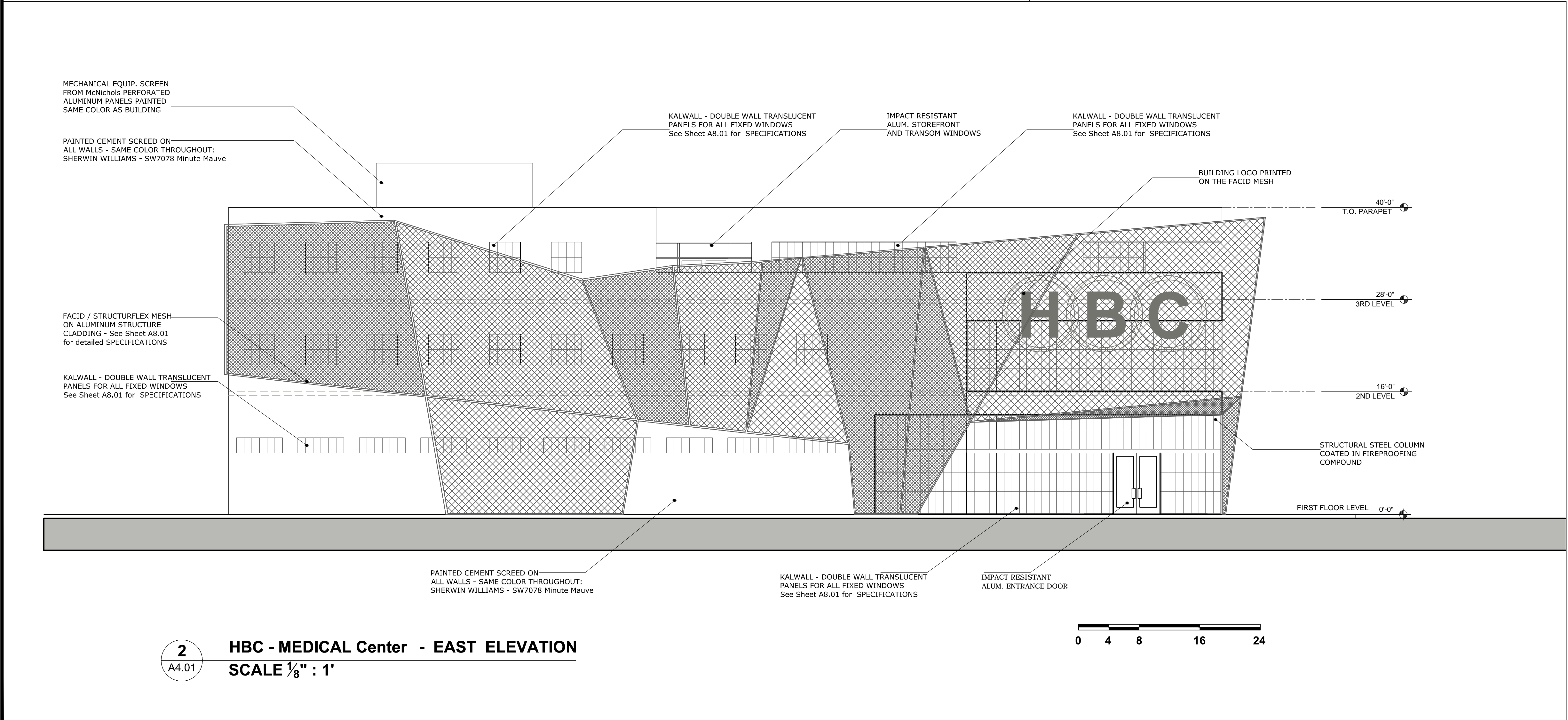
Sheet title
Section

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Checked by	E.P.
Project Number	101.15
Issued for	
Issue date	07.15.16
Scale	1/8" : 1'

A3.01



1 HBC- Hallandale MEDICAL Center - NORTH ELEVATION
A4.01 SCALE 1/8" : 1'



2 HBC - MEDICAL Center - EAST ELEVATION
A4.01 SCALE 1/8" : 1'

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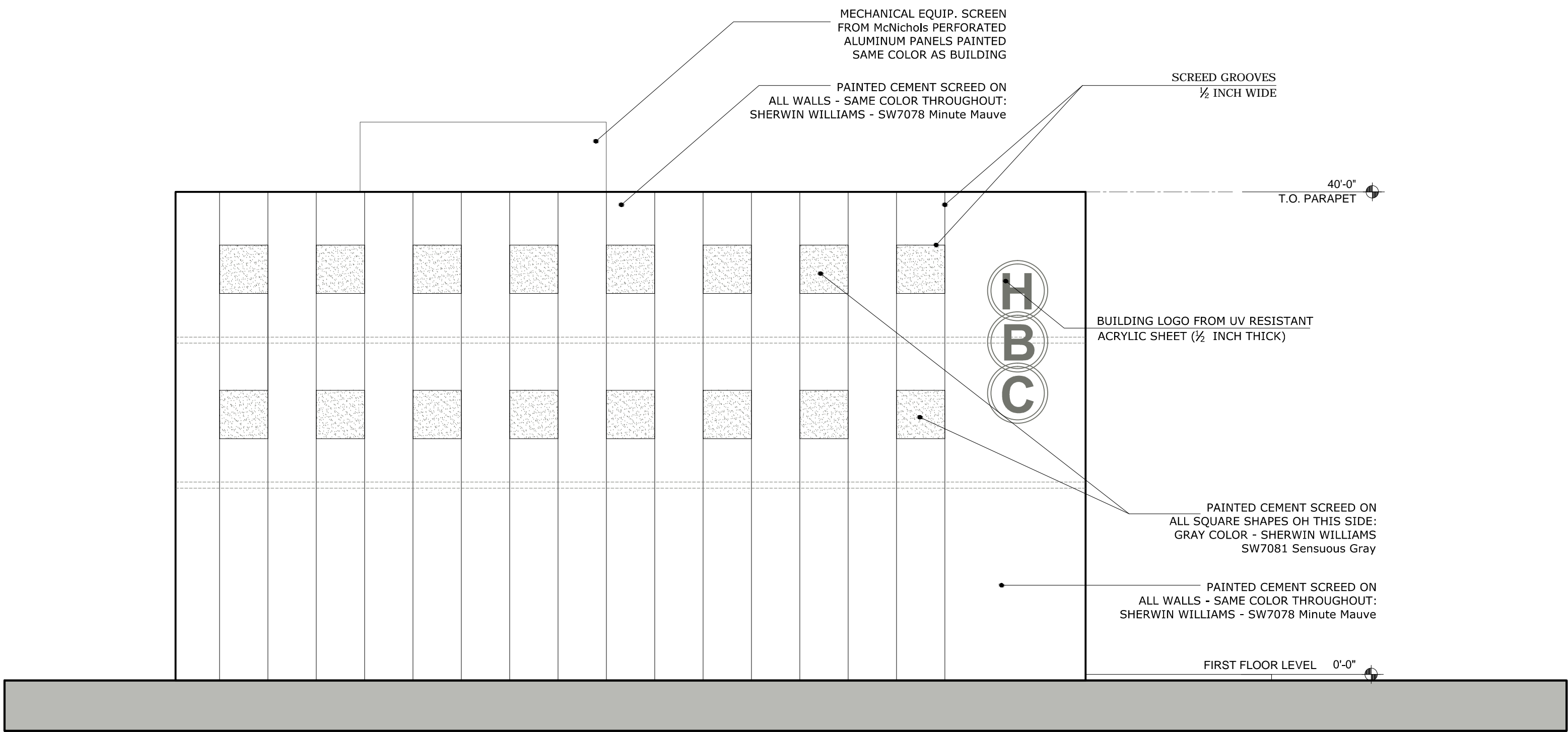
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Registered Architect # AR 94560

Sheet title

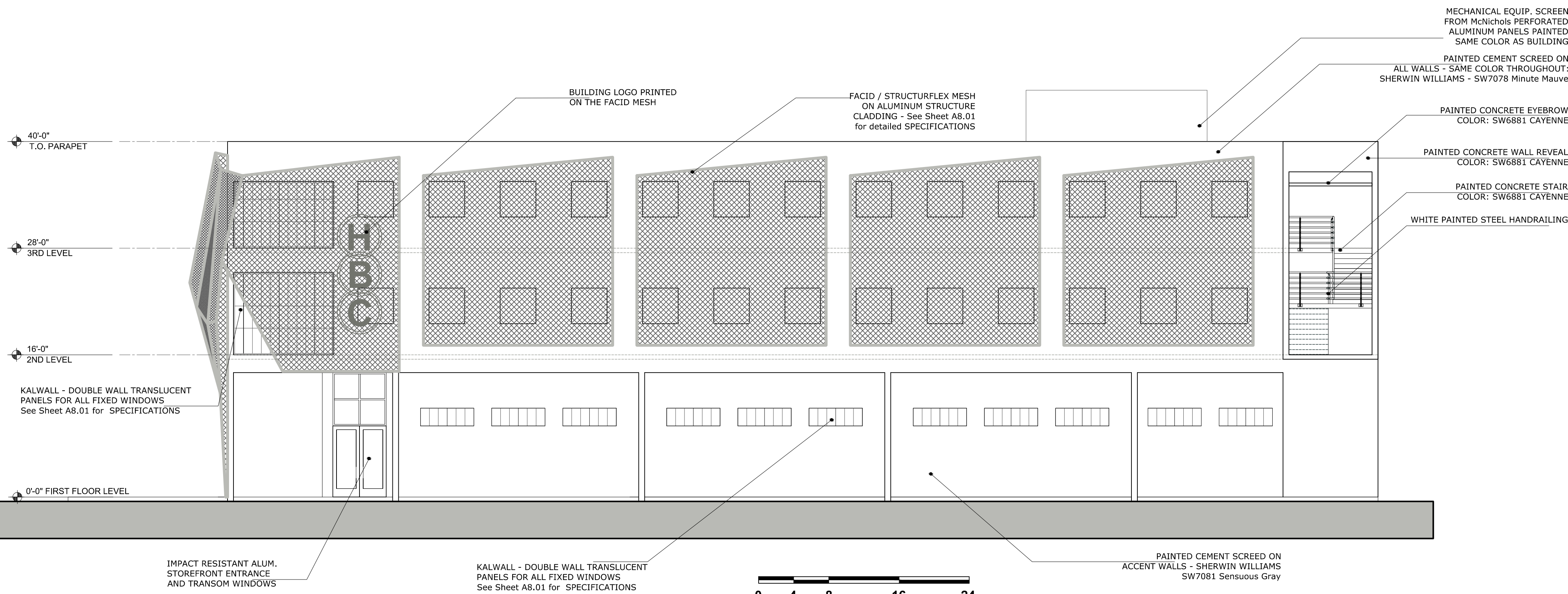
Elevations

Drawn by	A.P.
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Project Number	101.15
Issue date	Sheet #
07.15.16	A4.01
Scale	1/8" : 1'



1
A4.02

HBC - MEDICAL Center - SOUTH ELEVATION



2
A4.02

HBC - MEDICAL Center - WEST ELEVATION

Issue		
No.	Date	Description

Client

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Project Name

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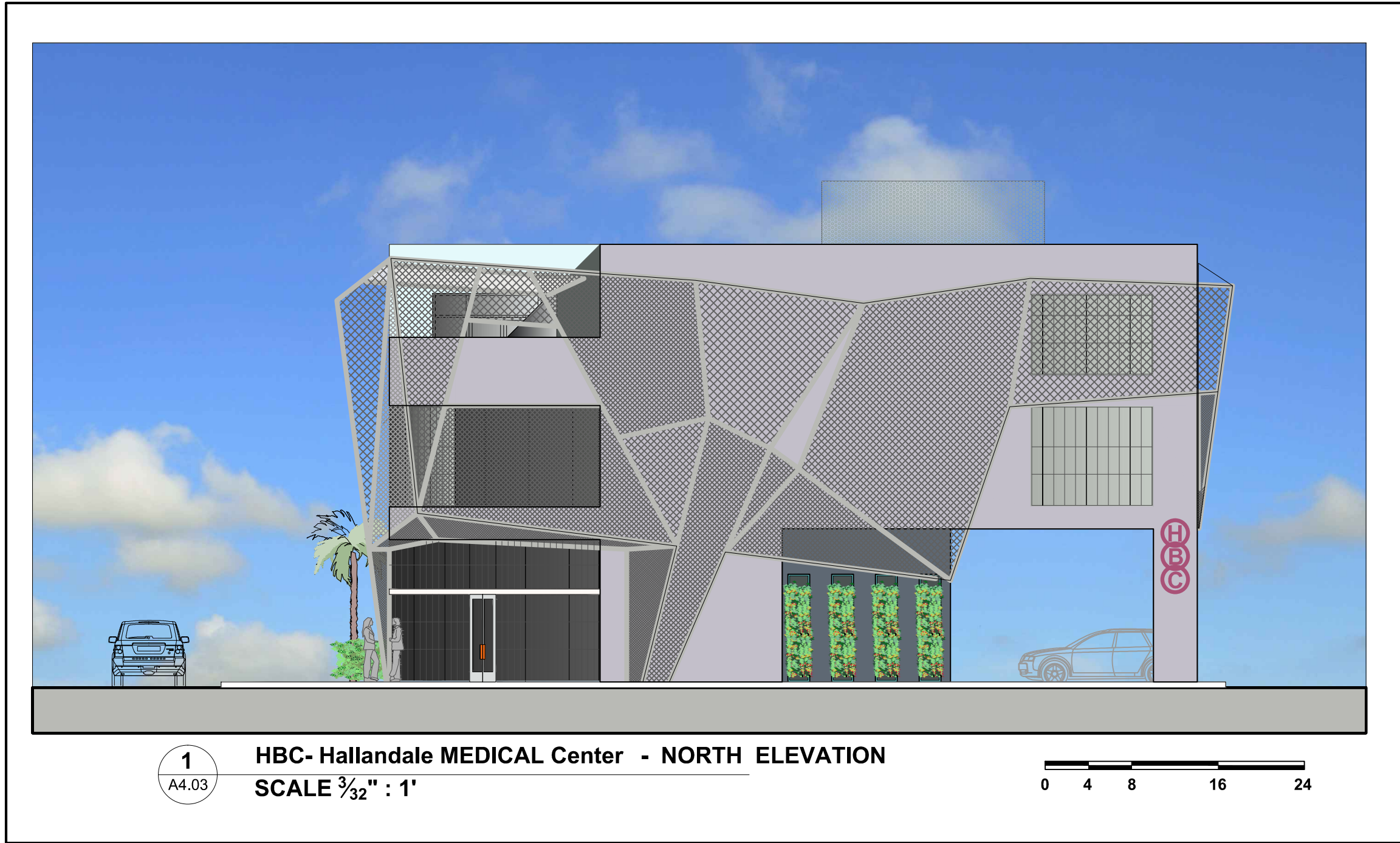
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Registered Architect # AR 94580

Sheet title

Elevations

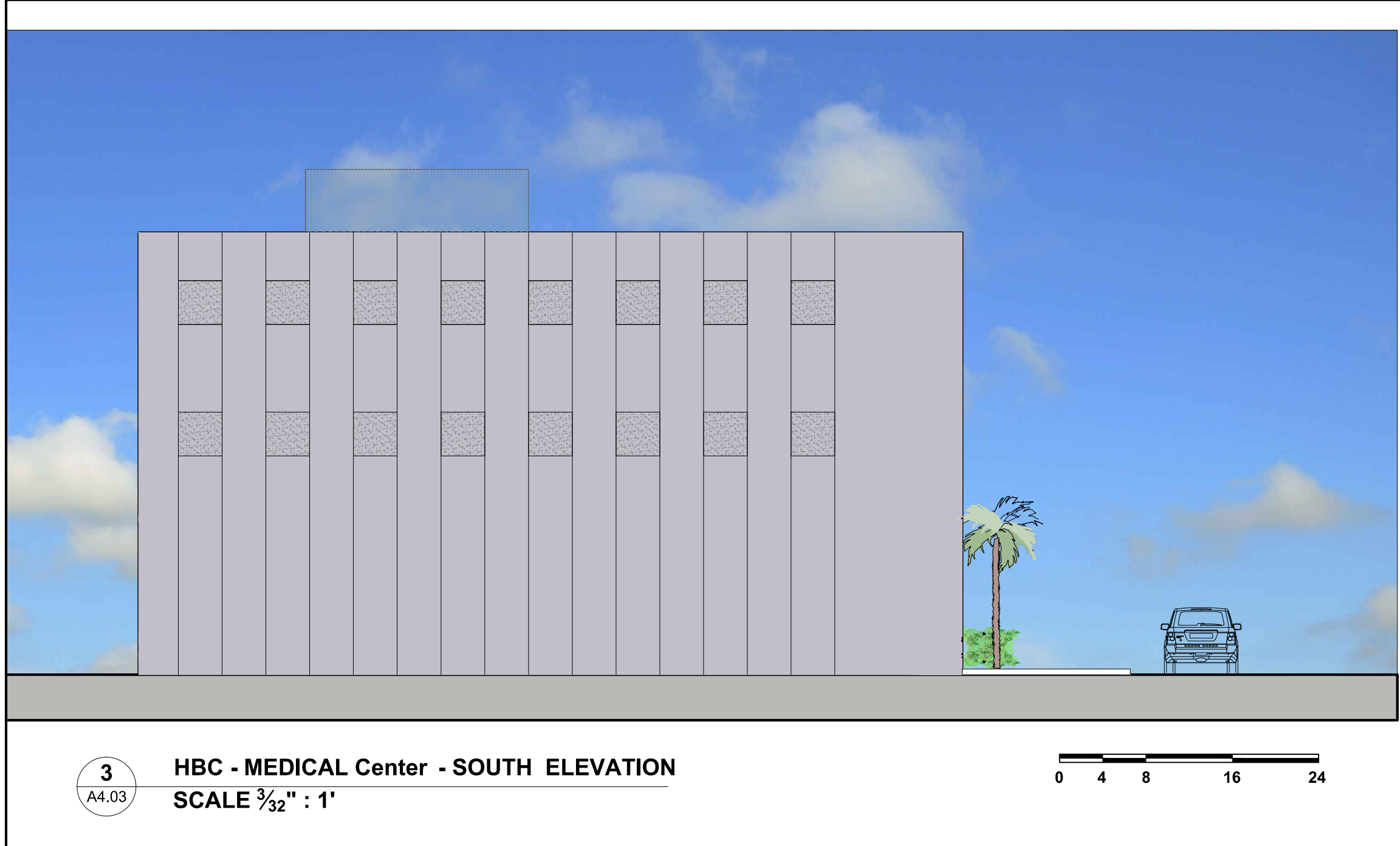
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Issue date	07.15.16
Sheet #	A4.02
Scale	VARIES



1 HBC- Hallandale MEDICAL Center - NORTH ELEVATION
SCALE 3/32" : 1'



2 HBC- Hallandale MEDICAL Center - EAST ELEVATION
SCALE 3/32" : 1'



3 HBC - MEDICAL Center - SOUTH ELEVATION
SCALE 3/32" : 1'



4 HBC - MEDICAL Center - WEST ELEVATION
SCALE 3/32" : 1'



Issue		
No.	Date	Description

Client
HBC Medical
Holdings LLC

Project Name:
HBC MEDICAL CENTER
411 N Dixie Hwy. Hallandale Beach, FL 33009

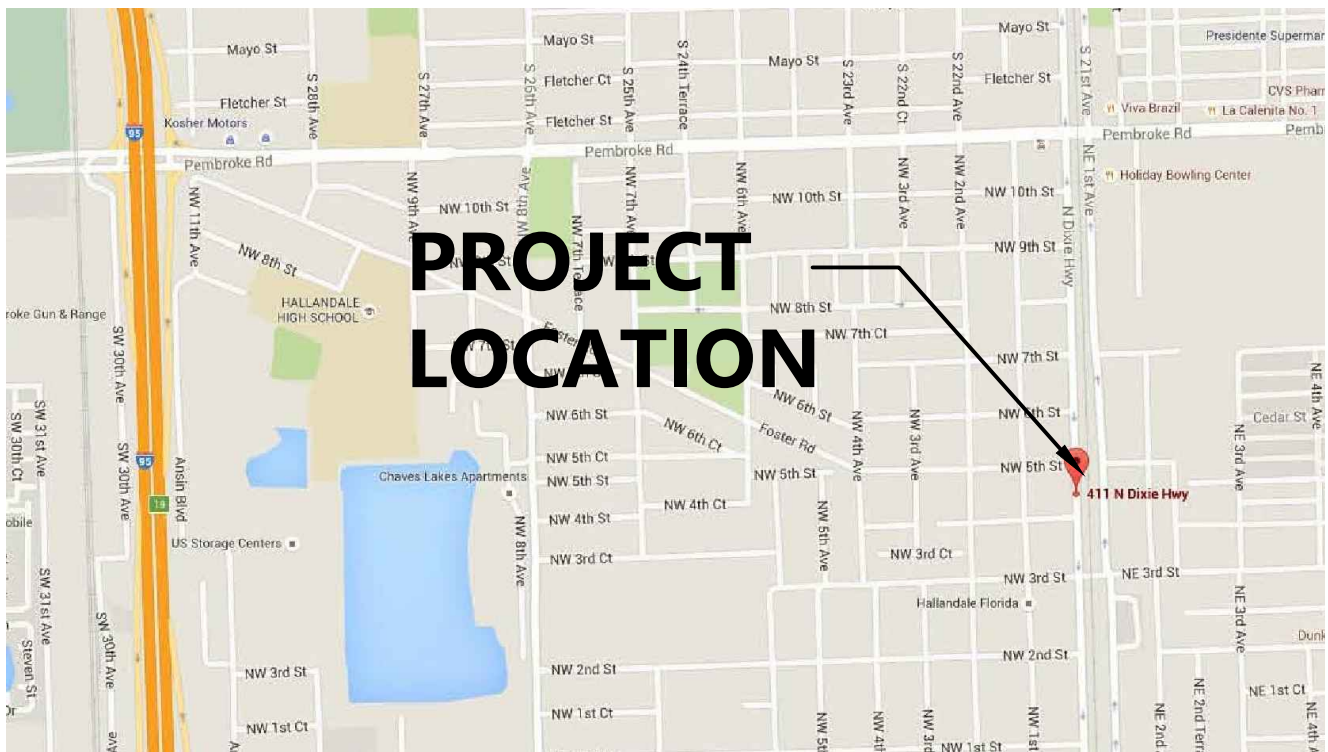
SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title

Elevations

Drawn by	A.P.
Checked by	E.P.
Project Number	101.15
Issue date	07.15.16
Sheet #	A4.03
Scale	VARIES



LEGAL DESCRIPTION NOT TO SCALE

LEGAL DESCRIPTION

LOTS 7, 9, & 11, BLOCK 'A' OF "GEORGE M. PHIPPEN'S SUBDIVISION OF LOT 13", IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS PER PLAT RECORDED IN PLAT BOOK "B", PAGE 58, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LESS THE NORTH 20 FEET OF LOT 11, BLOCK 'A', OF "GEORGE M. PHIPPEN'S SUBDIVISION OF PART OF BLOCKS 16 AND 4, VALENTINE'S SURVEY OF HALLANDALE, FLORIDA, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOT 10, LESS THE EAST 20.00 FEET FOR ROAD RIGHT OF WAY OF, BLOCK 'A', OF "GEORGE M. PHIPPEN'S SUBDIVISION OF PART OF BLOCKS 16 AND 4, VALENTINE'S SURVEY OF HALLANDALE, FLORIDA, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOT 12, LESS THE EAST 20.0 FEET FOR STREET RIGHT-OF-WAY AND LESS THE NORTH 10 FEET FOR ROAD, BLOCK 'A', OF "GEORGE M. PHIPPEN'S SUBDIVISION OF LOT 13, IN THE SOUTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS PER PLAT RECORDED IN PLAT BOOK 'B', PAGE 145, OF THE PUBLIC RECORDS, COUNTY OF MIAMI DADE COUNTY FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 4:

LOT 8, LESS THE EAST 20 FEET FOR ROAD RIGHT-OF-WAY, BLOCK 'A', OF "GEORGE M. PHIPPEN'S SUBDIVISION OF PART OF BLOCKS 16 AND 4, VALENTINE'S SURVEY OF HALLANDALE, FLORIDA, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, OF MIAMI DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE CHAIRMAN OF THE WRITING BOARD OF ANY UTILITIES TO BE REMOVED, ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- NOTES:
1. EXISTING CURB & GUTTER TO BE REPLACED WHERE CRACKED OR DAMAGED.
 2. MAXIMUM CROSS SLOPE ON WALKWAYS TO BE 2%.
 3. MAXIMUM LENGTH WISE SLOPE ON WALKWAYS TO BE 5%.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE SYSTEM.
 5. CONTRACTOR TO COORDINATE CONSTRUCTION OF DRAINAGE SYSTEM WITH WATER, FIRE, IRRIGATION PIPES AND STRUCTURAL FOUNDATION.
 6. ALL EXISTING AND PROPOSED ELEVATIONS ARE REFERENCED TO NAVD 1988.
 7. ALL DRAINAGE PIPE TO HAVE MINIMUM 1% (1/8 INCH/FT) SLOPE.
 8. REFER TO PLUMBING PLANS FOR INFORMATION ON ROOF DRAINS AND CONDENSATE LINES.
 9. CONTRACTOR TO FIELD VERIFY ALL EXISTING GRADES PRIOR TO CONSTRUCTION

- | | |
|--|-----------------------------------|
| | PROPOSED ASPHALT |
| | PROPOSED CONCRETE |
| | PROPOSED ELEVATION |
| | PROPOSED SURFACE FLOW |
| | PROPOSED SIGN (AS INDICATED) |
| | PROPOSED CLEANOUT |
| | PROPOSED PIPE |
| | EXISTING LIGHT POLE |
| | EXISTING RPZ BACKFLOW PREVENTER |
| | EXISTING PIPING AND APPURTENANCES |
| | EXISTING CATCH BASIN |
| | EXISTING ELEVATION |
| | EXISTING MANHOLE (AS DESIGNATED) |
| | EXISTING WATER METER |

SCALE 1" = 20'-0"

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EB 7325

SUSAN C. HOLLAND, PE
Reg. no. 41831

Client

Project Name

411 N Dixie Hwy. Hallandale Beach. Fl. 33009

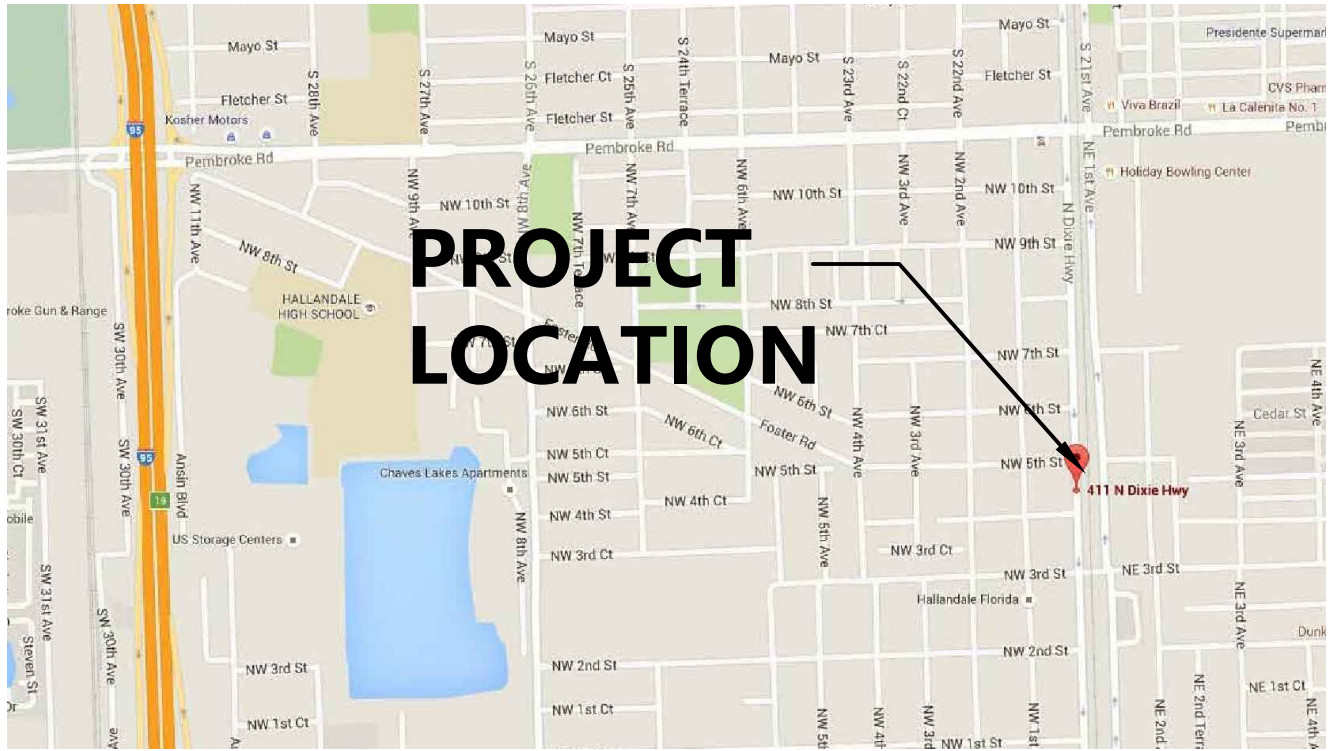
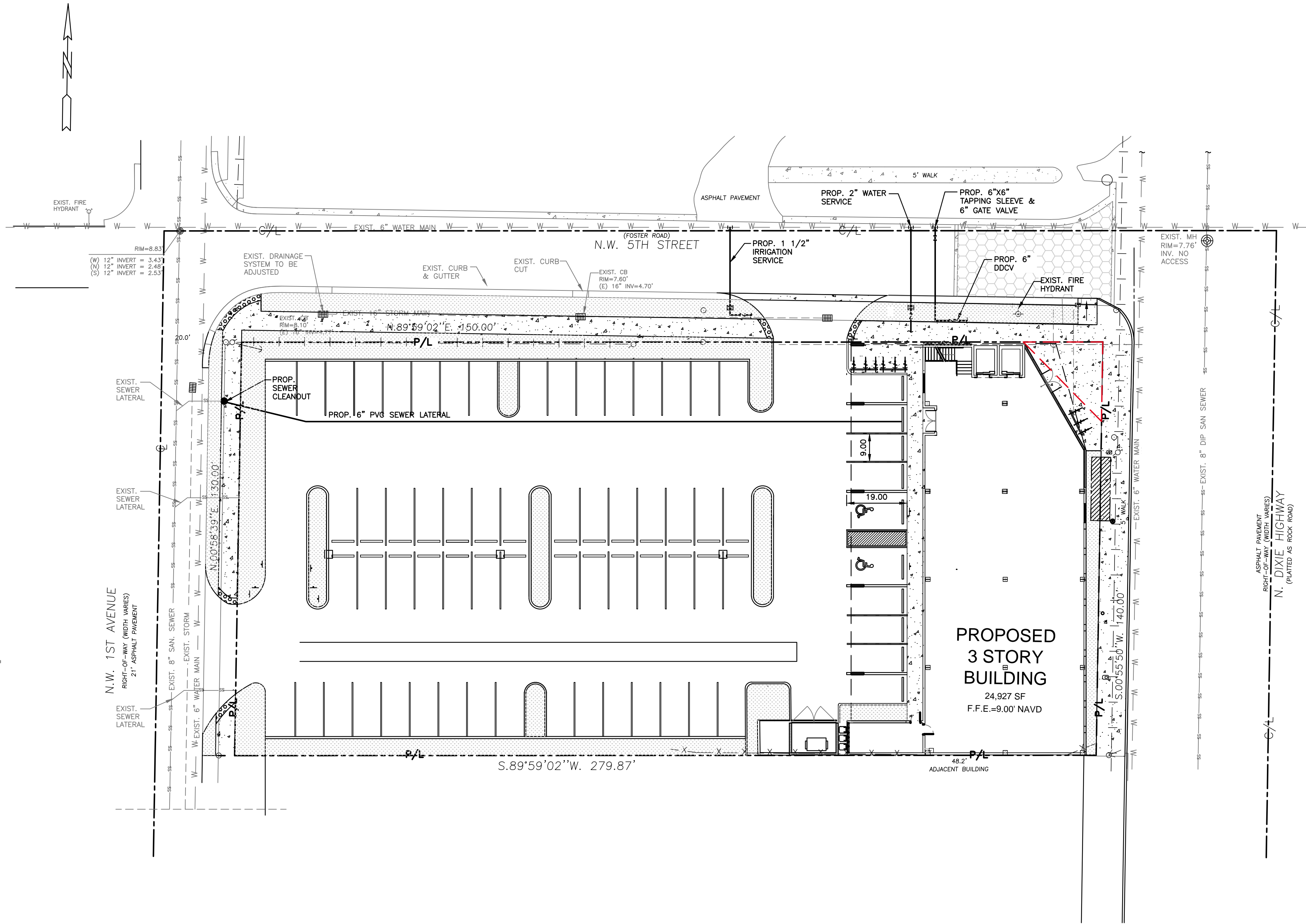
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Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title

GRADING & DRAINAGE PLAN

Drawn by	NKW
Checked by	SCH
Project Number	16-27
Issued for	
Issue date	Sheet #
08.15.16	C-1
Scale 1:20	



LOCATION MAP

LEGAL DESCRIPTION NOT TO SCALE

- PARCEL 1:
LOTS 7, 9, & 11, BLOCK 'A', OF "GEORGE M. PHIPPS'S SUBDIVISION OF LOT 13", IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS PER PLAT RECORDED IN PLAT BOOK 'B', PAGE 58, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, LESS THE NORTH 20 FEET OF LOT 11, BLOCK 'A', OF "GEORGE M. PHIPPS'S SUBDIVISION OF LOT 13", IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS PER PLAT RECORDED IN PLAT BOOK 'B', PAGE 145 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
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NOTES:

- REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
- CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERALS AND CONFIRM DEPTH OF PIPE.
- CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
- INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED PIPE
- EXISTING LIGHT POLE
- EXISTING RPZ BACKFLOW PREVENTER
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER

WATER & SEWER PLAN

SCALE 1" = 20'-0"



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civil engineers

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Issue		
No.	Date	Description

Client:
HBC Medical Holdings LLC

Project Name:
Hallandale Beach Community Medical Center
411 N Dixie Hwy. Hallandale Beach, FL 33009

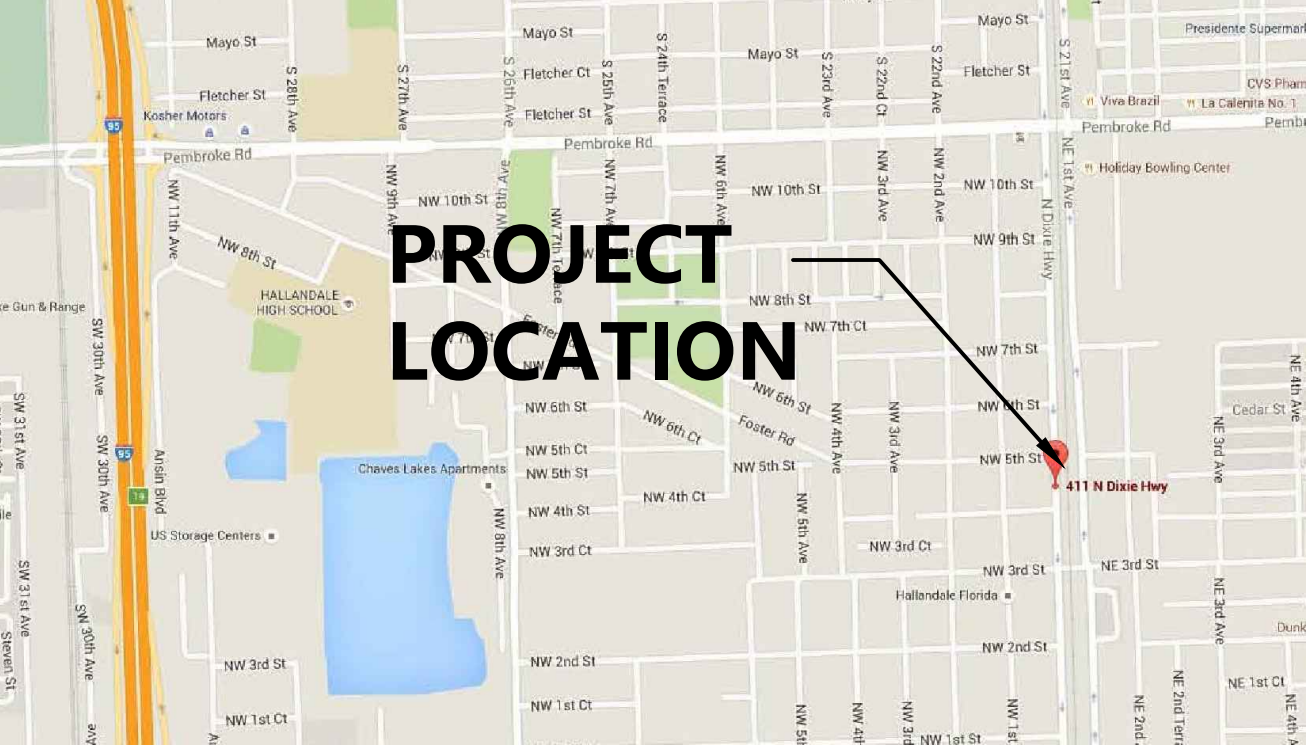
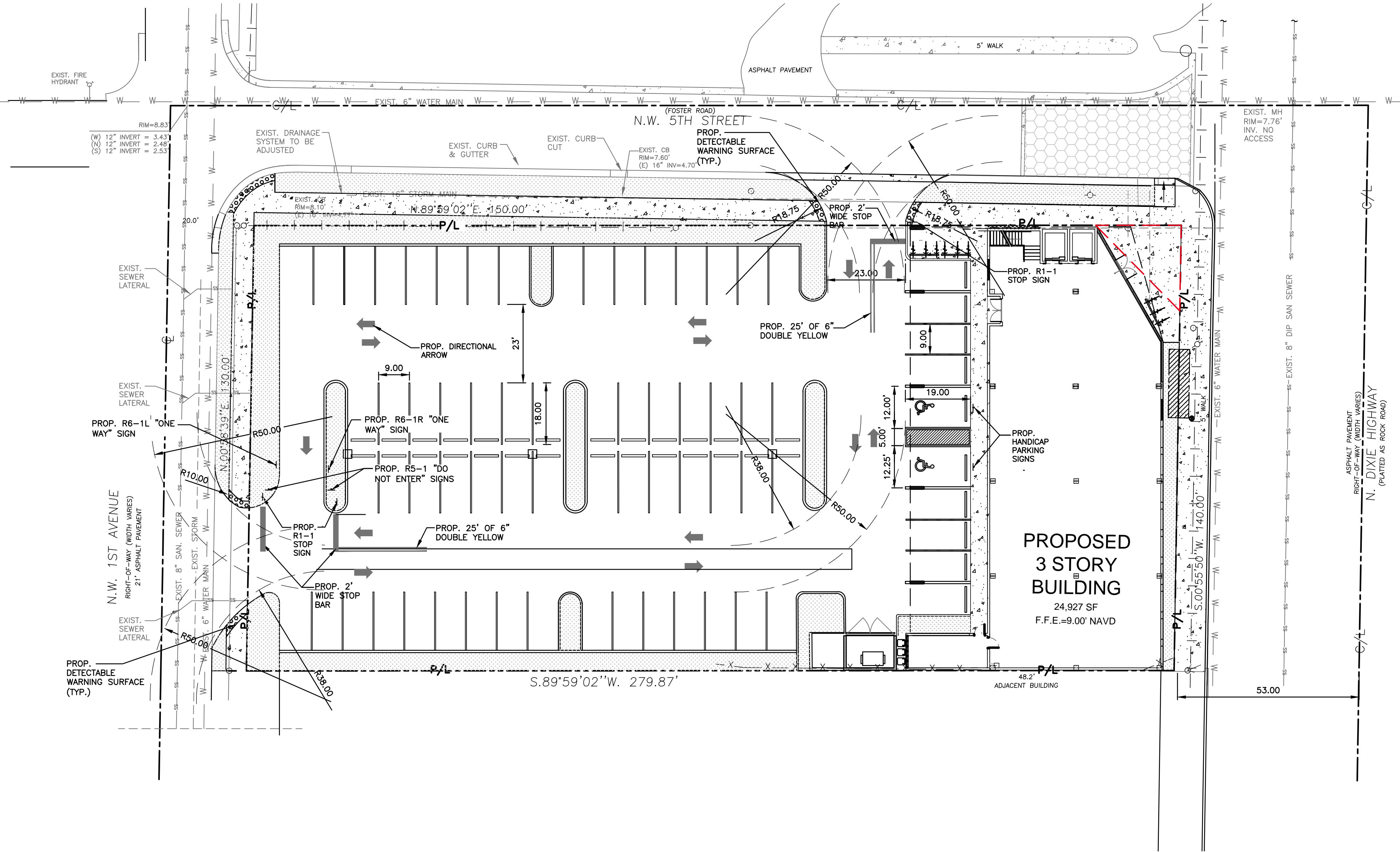
SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title:

WATER & SEWER PLAN

Drawn by	NKW
Checked by	SCH
Project Number	16-27
Issued for	
Issue date	Sheet #
08.15.16	C-2
Scale	1:20



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:

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LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- PROPOSED PIPE
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- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE 1" = 20'-0"



HOLLAND ENGINEERING INC.
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**ARCHITECTURA
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Issue

No.	Date	Description

Client

HBC Medical
Holdings LLC

Project Name

Hallandale Beach
Community Medical
Center

411 N Dixie Hwy. Hallandale Beach, FL 33009

SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title

PAVEMENT
MAKING &
SIGNAGE PLAN

Drawn by

NKW

Checked by

SCH

Project Number

16-27

Issued for

Issue date

08.15.16

Scale

1:20

Sheet

C-3

THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.

- FLORIDA POWER & LIGHT CO., CONSTRUCTION
SOUTHERN BELL TELEPHONE & TEL. CO.
CABLE CONSTRUCTION BUREAU
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
(S.U.N.S.H.I.N.E.)

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDSHIP, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 80% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRICED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 6" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, Table III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

- PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO FDOT OR LOCAL CITY/COUNTY STANDARDS.



NTS



NTS



NTS



ARCHITECTURE

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[illegible]

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SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 9450

Sheet title

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SCALE N.T.S.



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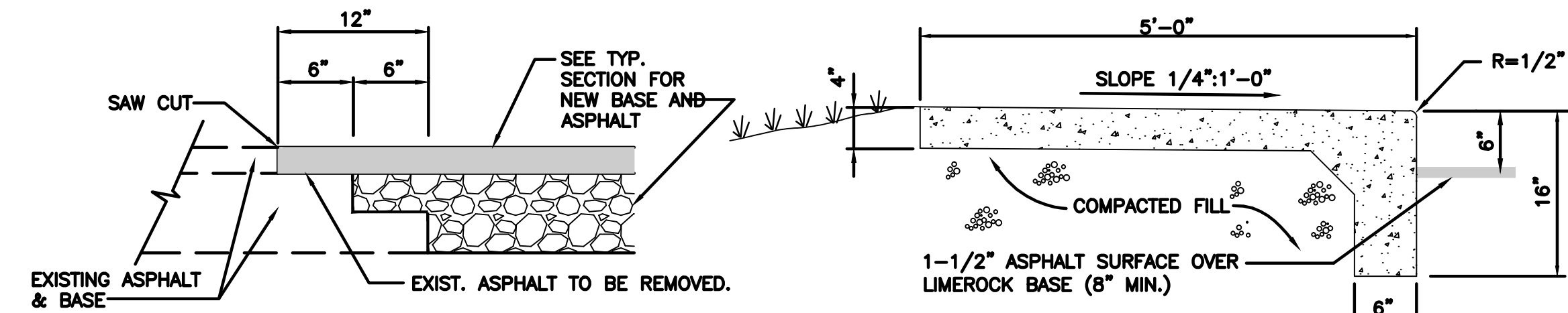
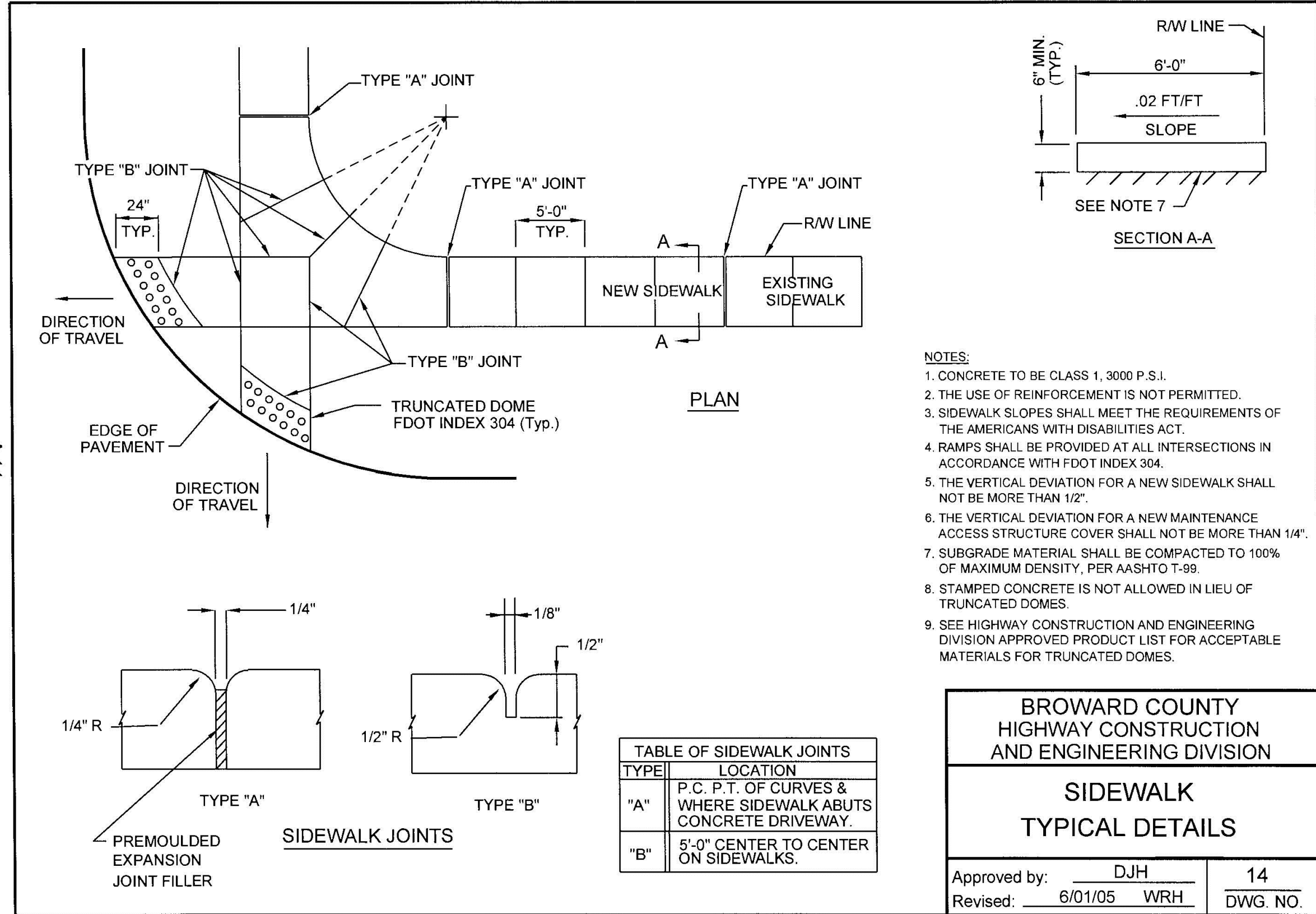
Project Name
Hallandale Beach Community Medical Center
411 N Dixie Hwy, Hallandale Beach, FL 33009

SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 94560

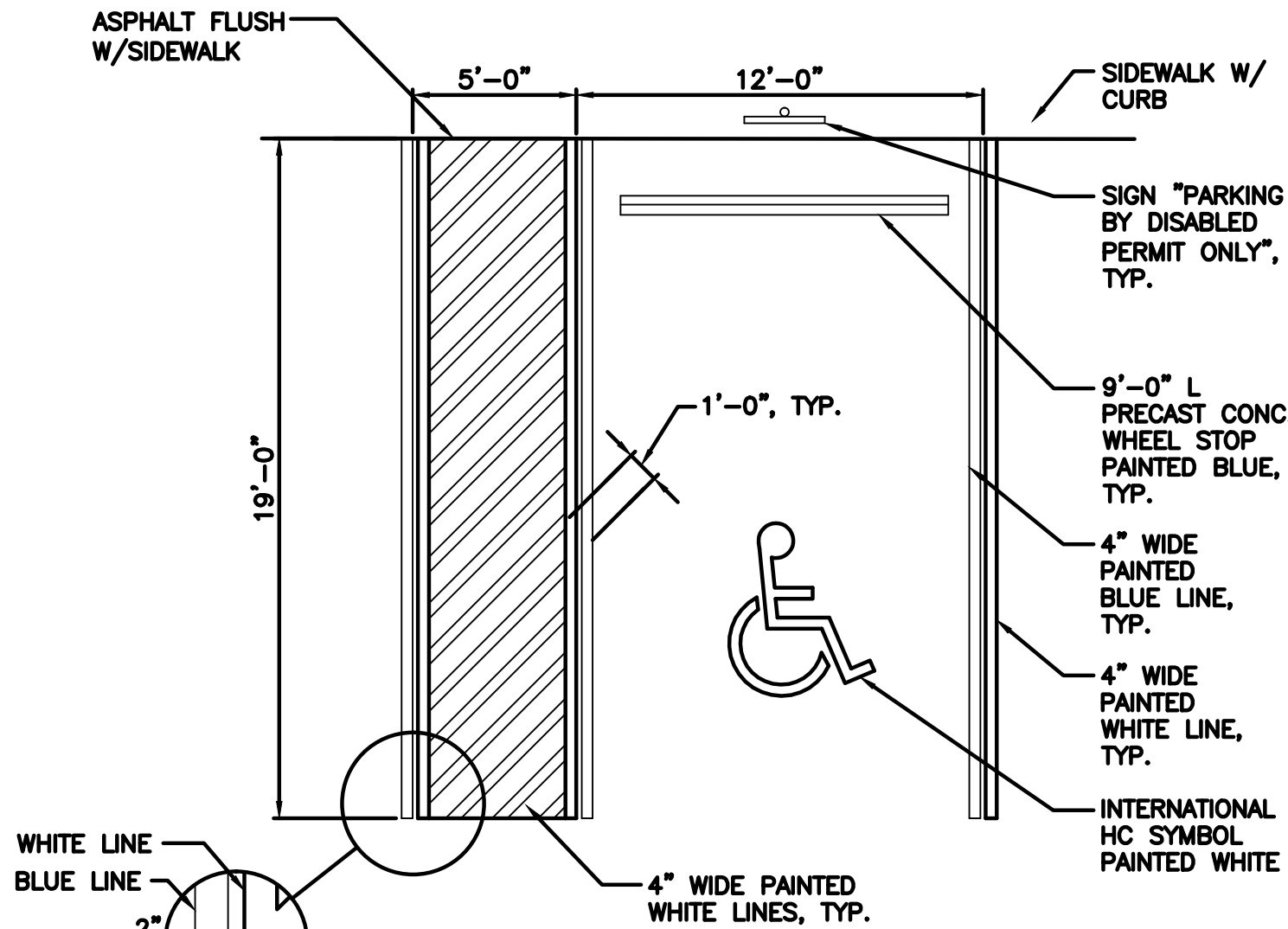
Sheet title
PAVING & GRADING DETAILS

Drawn by	NKW
Checked by	SCH
Project Number	16-27
Issued for	
Issue date	Sheet #
05.06.16	C-5
Scale N.T.S.	



PAVEMENT JOINT DETAIL

NTS

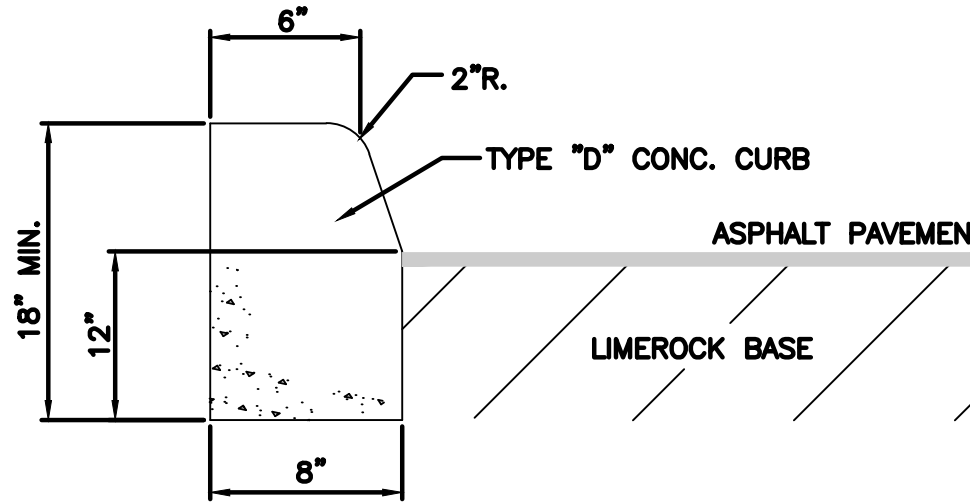


TYPICAL HANDICAP PARKING STALL

NTS

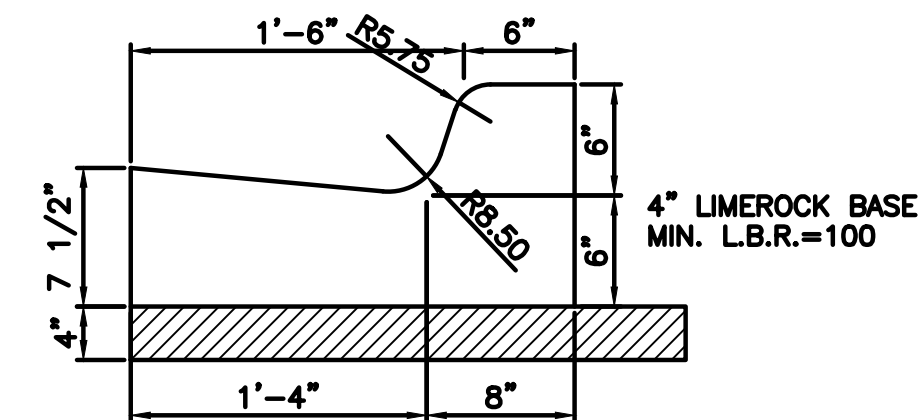
TYPICAL REGULAR PARKING STALL

NTS



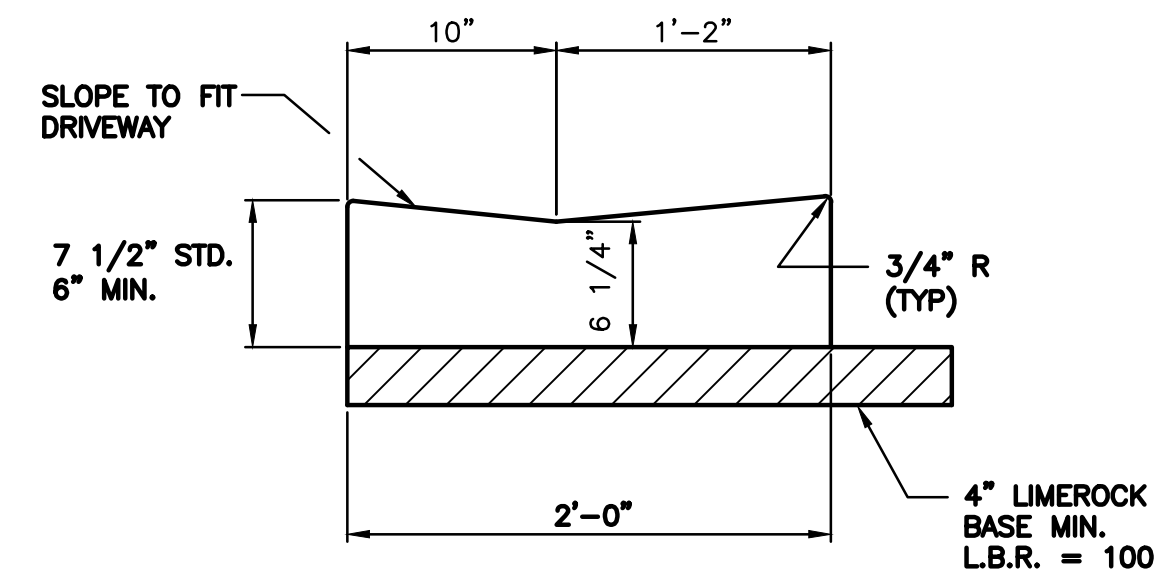
TYPE "D" CONCRETE CURB

NTS



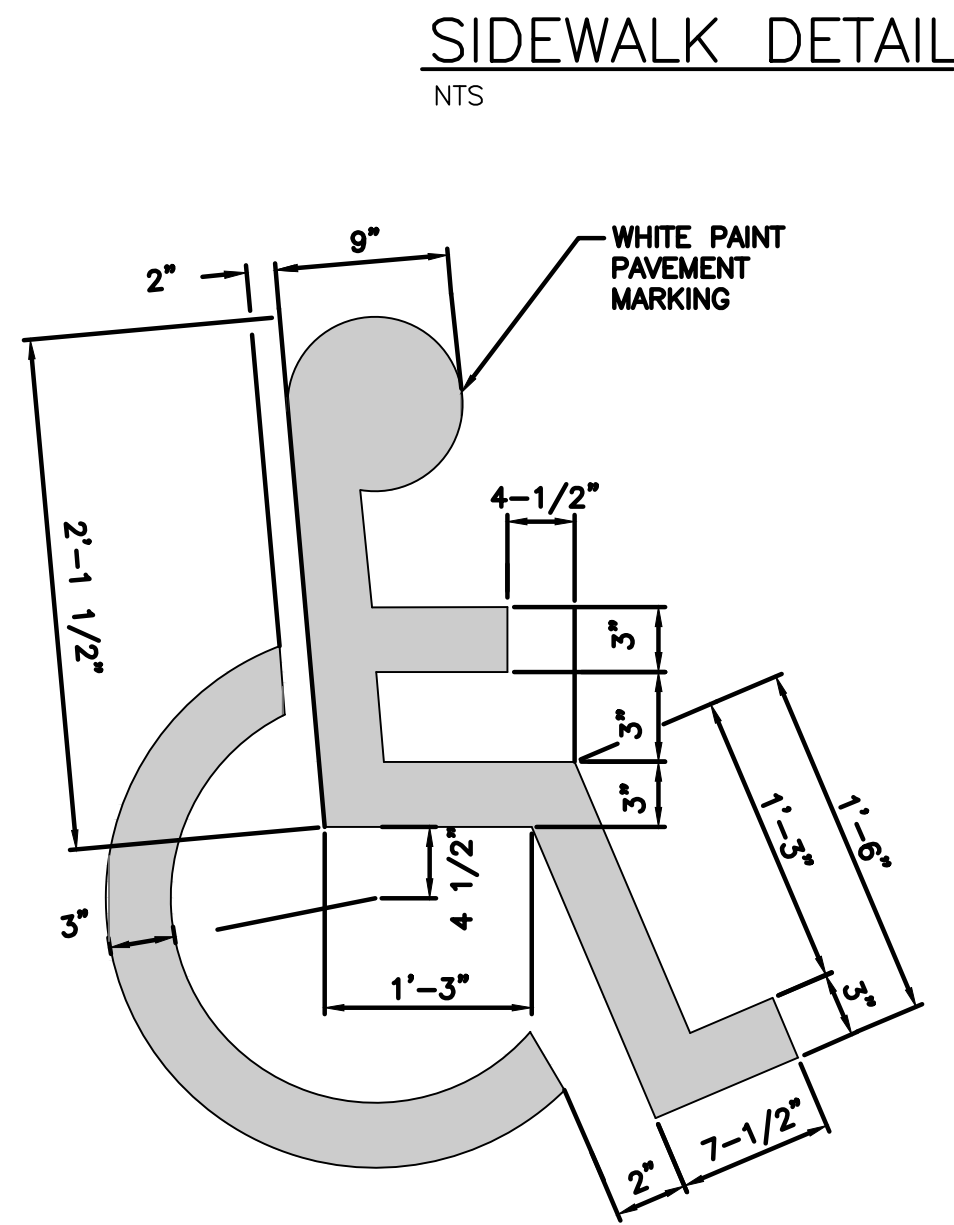
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NTS



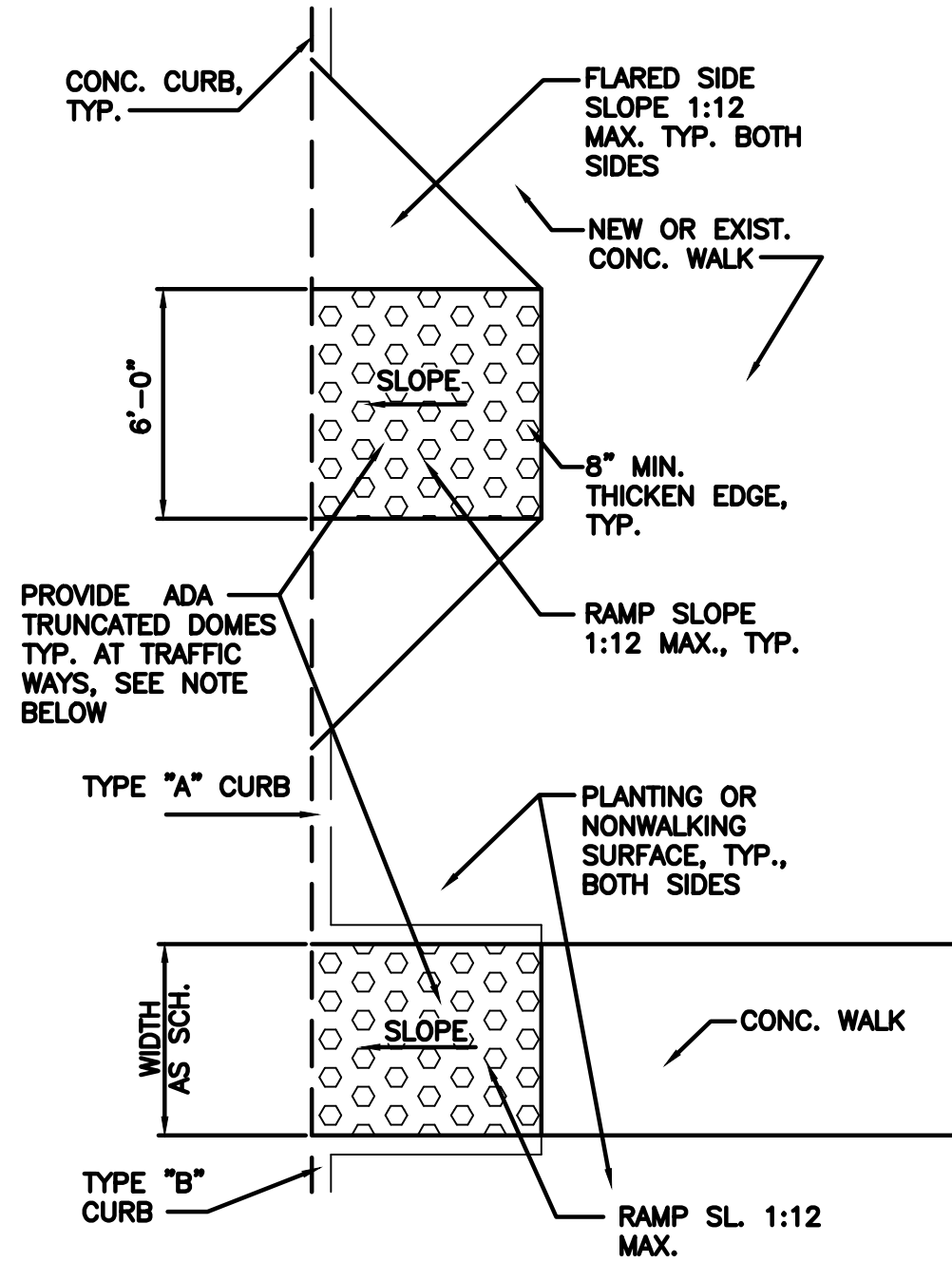
STANDARD DROP CURB

NTS



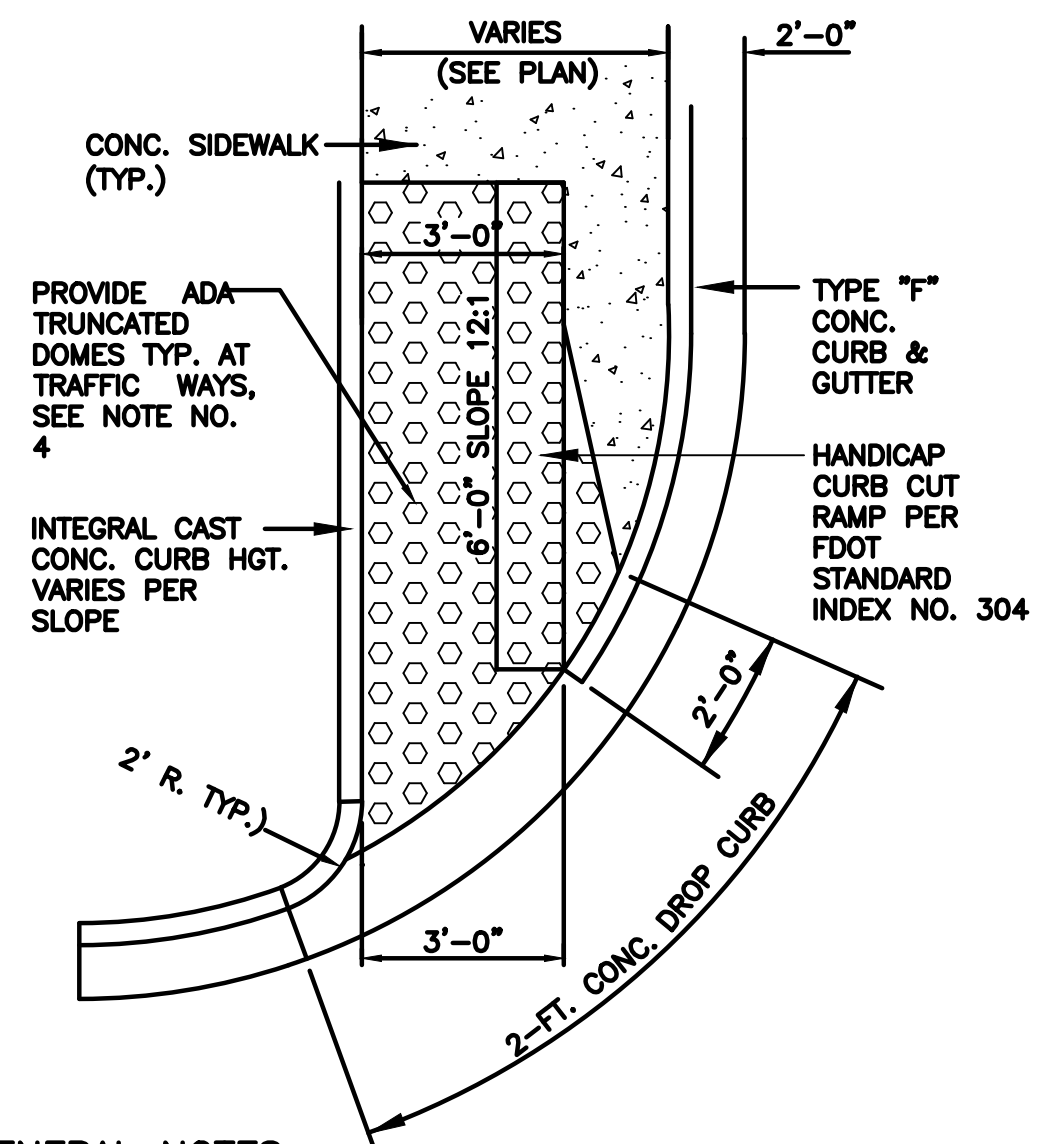
TYPICAL HANDICAP PARKING STALL SYMBOL
PER FDOT INDEX 17346

NTS



TYPICAL HANDICAP RAMPS

NTS



GENERAL NOTES :

- IF A RAMP IS CONSTRUCTED WHERE PEDESTRIANS MUST WALK THEN IT SHALL HAVE FLARED SIDES, MAX. SLOPE OF FLARE TO BE 12:1.
- RAMPS SHALL HAVE A TACTILE SURFACE, TEXTURED TO A DEPTH NOT EXCEEDING 1/8".
- RAMPS CONSTRUCTED SHALL HAVE A 6" MIN. PEDESTRIAN CROSSWALK OVER DRIVEWAYS.
- DETECTABLE WARNING SURFACE, PER FDOT INDEX 304, SHALL EXTEND FULL WIDTH OF RAMP AND IN THE DIRECTION OF TRAVEL, 24" FROM BACK OF CURB. THE DETECTABLE WARNING SURFACE SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE WITH U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBILITY GUIDELINES SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

HANDICAP CURB CUTRAMPS

NTS

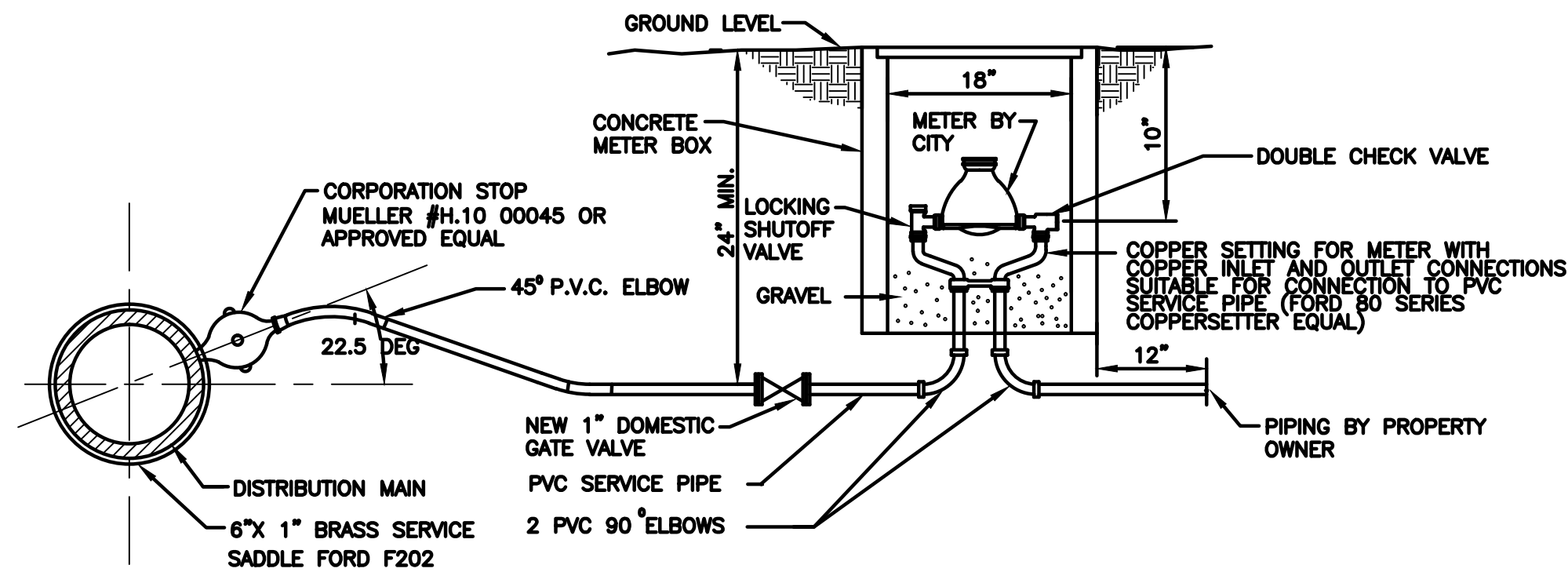
PAVING & GRADING DETAILS

SCALE N.T.S.

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3900 HOLLYWOOD BLVD, STE 303 - HOLLYWOOD - FL - 33021
(954)367-0371 . (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

EB 7325



NOTE

DOUDLE STRAP SERVICE CLAMP AS REQUIRED BY PIPE MFTR. BASED ON SIZE OF TAP. FORD #F. 202 OR APPROVED EQUAL

TYPICAL SERVICE DETAIL

GENERAL NOTES:

1. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY PROJECT AND INCLUDE A REPRESENTATIVE OF THE CITY'S UTILITIES DEPARTMENT, THE DESING ENGINEER AND ANY OTHER AGENCY APPLICABLE.
2. ALL MATERIALS, INSTALLATION, TESTING AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND CURRENT STANDARDS OF THE CITY OF HALLANDALE. WHERE DISCREPANCIES, OMISSIONS OR MODIFICATIONS EXIST BETWEEN THE PLANS AND THE CITY OF HALLANDALE'S MINIMUM CONSTRUCTION SPECIFICATIONS, THE CITY'S SPECIFICATIONS SHALL GOVERN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO CONDUCT THE REQUIRED TESTS.
3. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ALL INSTALLATIONS SHALL BE MADE IN SUCH A MANNER AS NOT TO INTERFERE WITH EXISTING OR NEW UTILITIES, DRAINAGE OR ROADWAY CONSTRUCTION.
4. NO CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE MADE UNTIL PRESSURE TESTS AND BACTERIOLOGICAL TESTS ON THE NEW WATER MAINS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HALLANDALE AND THE BROWARD COUNTY PUBLIC HEALTH UNIT.
5. BEDDING AND INTIAL BACKFILL FOR WATER MAINS SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.
6. ALL PAVEMENT RESTORATION TO BE MADE IN ACCORDANCE WITH THE CITY OR STATE OF FLORIDA DOT STANDARD SPECIFICATIONS.
7. COMPLETE "AS-BUILT" INFORMATION RELATIVE TO WATER MAIN ALIGNMENT, VALVES, SERVICES, FITTINGS, LENGTHG OF PIPE, AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
8. SANITARY SEWER, FORCE MAIN AND STORM SEWER SHOULD CROSS UNDER WATER MAIN WHENEVER POSSIBLE. SANITARY SEWER, FORCE MAIN, SEWER LATERALS, AND STORM SEWER CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWER, FORCE MAIN, SEWER LATERALS, AND STORM SEWER MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE <DIP>. AT THE CROSSING <DIP IS NOT REQUIRED FOR STORM SEWER>. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE LEAK FREE AND MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING <PIPES CENTERED ON THE CROSSING>. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE, WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP <EXCEPT STORM SEWER> AND THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
9. A MINIMUM 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATION WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FEET HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP <EXCEPT STORM SEWER> WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN <STAGGERED JOINTS>.

WATER NOTES:

1. ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI. PVC PRESSURE PIPE SHALL CONFORM TO AWWA/ANSI STANDARD C-905-97 SHALL BE OF CLASS 12454-A OR 12454-B VIRGIN COMPOUNDS, SHALL CONFORM TO THE OUTSIDE DIAMETER OF DUCTILE IRON PIPE AND SHALL HAVE A MINIMUM WALL THICKNESS OF DR SERIES 26. MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER. JOINTS FOR PVC PRESSURE PIPE SHALL BE BELL AND SPIGOT PUSH-ON RUBBER GASKET TYPE ONLY. NO SOLVENT WELD OR THREADED JOINTS WILL BE PERMITTED.
2. DUCTILE IRON FITTINGS SHALL CONFORM WITH AWWA/ANSI STANDARD C110/A21.10-02. ALL FITTINGS SHALL BE CEMENT-LINED AND SEAL-COATED.
3. GATE VALVES 4" AND LARGER SHALL COMPLY WITH AWWA STANDARD C500-02 AND TO BE BRONZE MOUNTED, DOUBLE-DISC, PARALLEL SEAT TYPE, OPENING LEFT <COUNTER-CLOCKWISE>. THE OPERATING MECHANISM SHALL BE FOR BURIED SERVICE, WITH 2" SQUARE OPERATING NUT, SUITABLE FOR A WORKING PRESSURE OF 150 PSI. GATE VALVES SHALL BE DUCTILE IRON BODY, WATER-SEALED, EPOXY COATED INSIDE AND OUT-SIDE AND NONRISING-STEM <NRS>. ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR THE TRENCH DEPTH. ALL BOXES SHALL CONFORM TO AWWA WITH A SHAFT NOT LESS THAN 5" AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF THE VALVE BOX SHALL BE CENTERED OVER THE VALVE AND REST FIRMLY ON COMPACTED BACKFILL, BE PLUMB AND BE SUPPORTED AT THE TOP WITH A CONCRETE COLLAR. A SHAFT NOT LESS THAN 5" AND HAVE THE WORD "WATER" CAST IN
4. THE WATER SYSTEM SHALL BE CLEANED AND TESTED. ALL HYDROSTATIC TESTING AND DISINFECTION SHALL BE MADE IN ACCORDANCE WITH ANSI/AWWA C651-05 AND ANSI/AWWA C600-05, LATEST REVISIONS. THE ALLOWABLE LEAKAGE SHALL NOT EXCEED 11 GAL./DAY/INCH OF DIA./MILE OF PIPE <TEST SHALL BE NOT LESS THAN 2 HOURS>. TEST PRESSURE TO BE 150 PSI. TESTING FORMULA TO BE AS FOLLOWS:

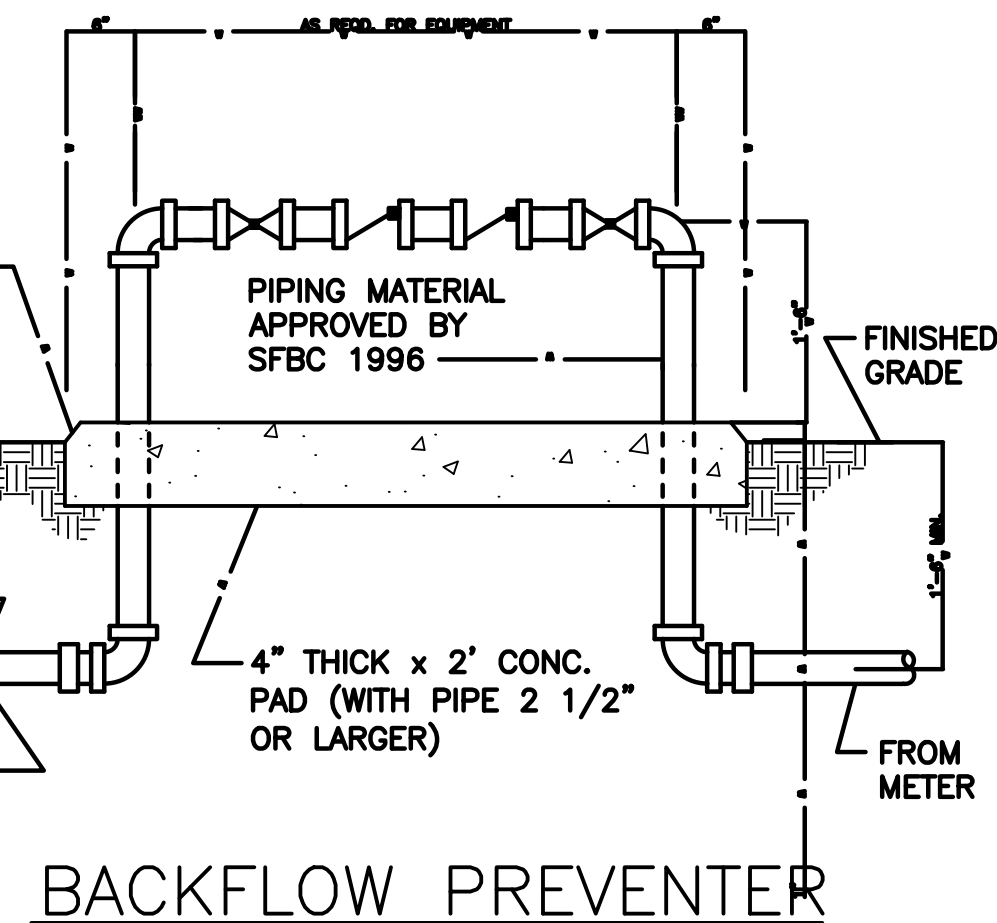
$$L = SD \times P^{1/2}$$

148,000

L= ALLOWABLE LEAKAGE IN GPH;
S= LENGTH OF PIPE TESTED IN FT.;
D= NOM. DIA. OF PIPE IN INCHES;
P= AVG. TEST PRESSURE DURING TEST IN PSI

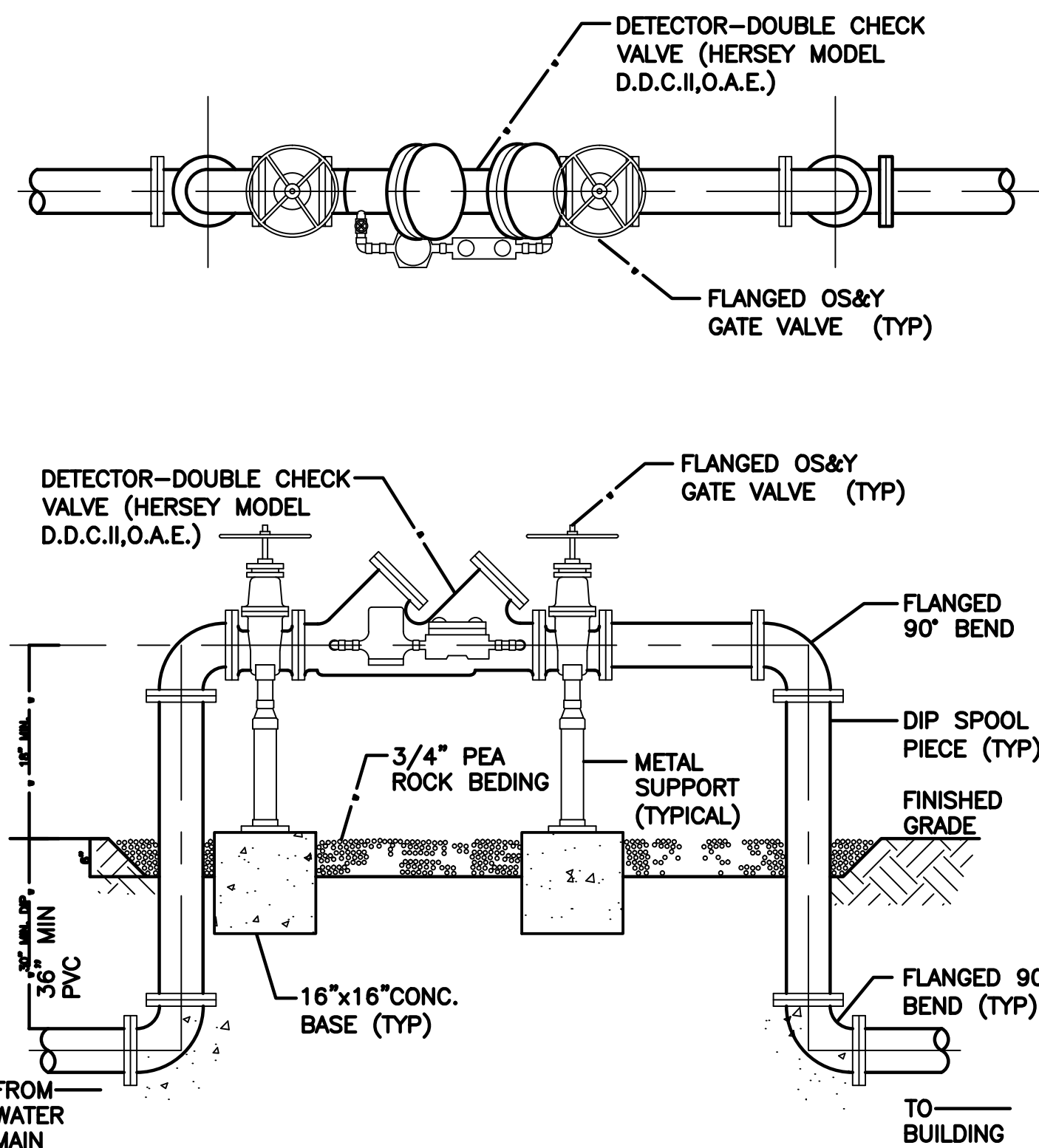
FIRE DEPARTMENT CONNECTION

NTS



BACKFLOW PREVENTER

NTS

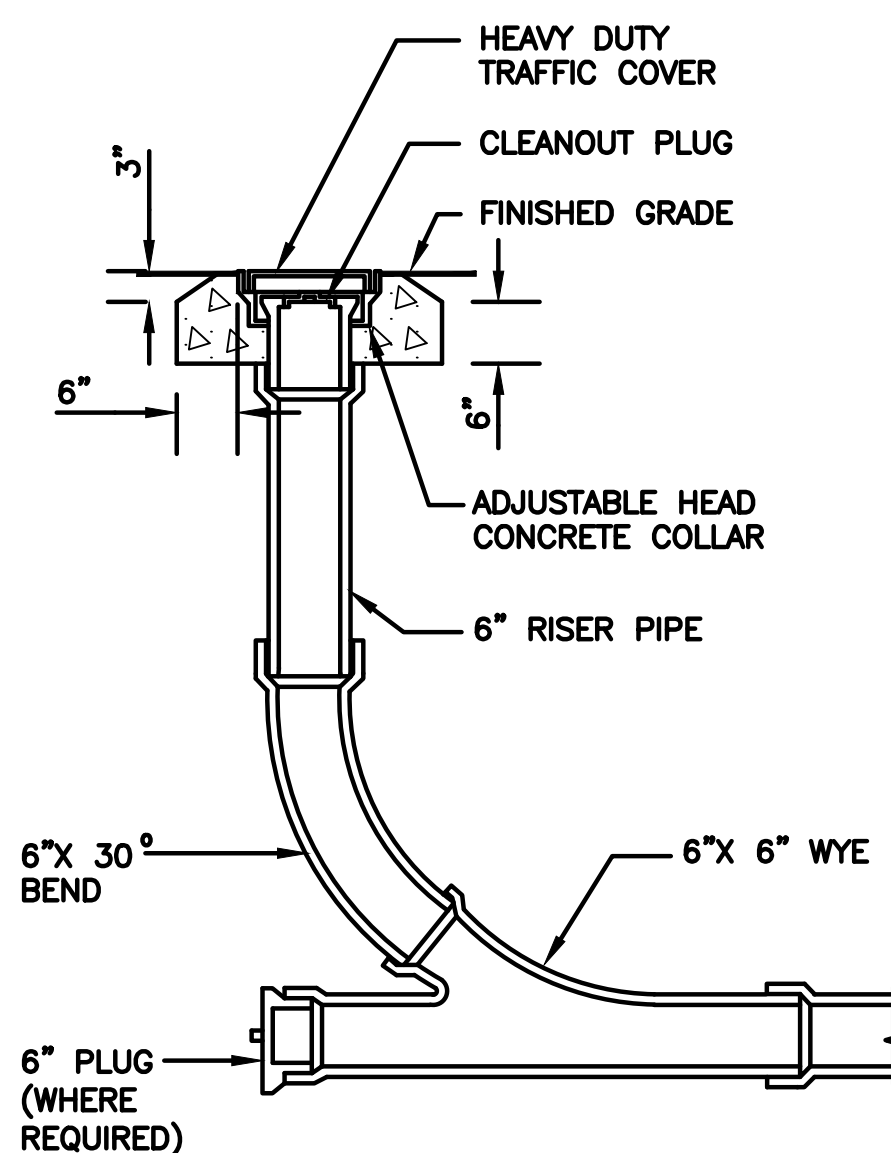


NOTES :

1. 5' CHAIN LINK FENCE TO BE GALVINIZED.
2. ALL PIPING SHALL BE D.I.P. CL 350 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PIPING & ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE SYSTEM.

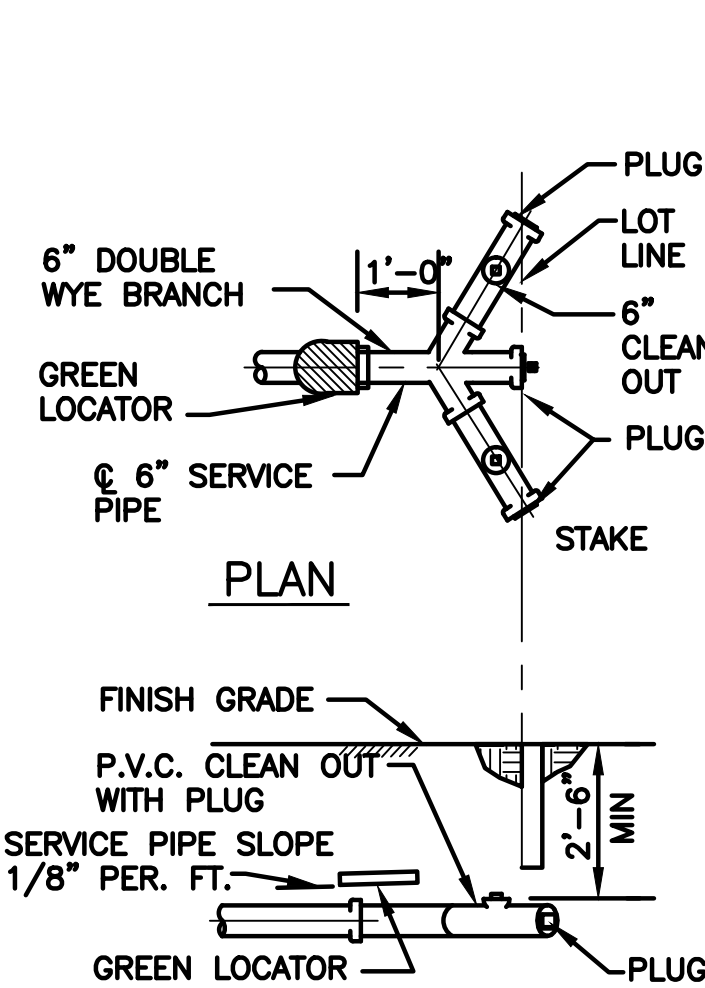
DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE

NTS



CLEANOUT DETAIL

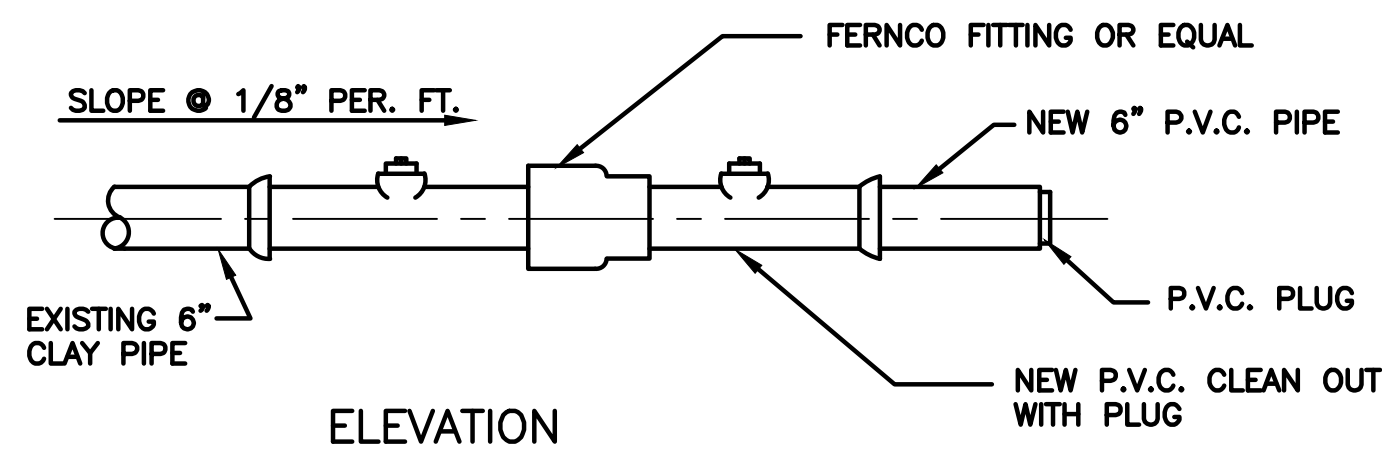
NTS



ELEVATION

WYE LATERAL

NTS



ELEVATION

EXTENSION OF EXISTING LATERALS

NTS

WATER & SEWER DETAILS

SCALE N.T.S.



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architectura
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ARCHITECTURA GROUP MIAMI

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Issue:

No.	Date	Description

Client:

HBC Medical
Holdings LLC

Project Name

Hallandale Beach
Community Medical
Center

411 N Dixie Hwy. Hallandale Beach, FL 33009

SIGN & SEAL

Cristian Gavrilescu
Registered Architect # AR 94560

Sheet title

WATER & SEWER DETAILS

Drawn by	NKW
Checked by	SCH
Project Number	16-27
Issued for	
Issue date	Sheet #
05.06.16	C-6
Scale N.T.S.	

LANDSCAPE DATA
PER THE CITY OF HALLANDALE BEACH

ZONING WEST RACK FOSTER RD. DISTRICT

SITE AREA: 35,805 SF
GREEN AREA REQ: = 5,370 (15%)
GREEN AREA PROVIDED: 6,675 (18.5%)

TREES:
1 PER 1,500 SF. OF SITE AREA
35,805/1,500 = 24 TREES REQ.
PROVIDED = 24

STREET TREES:
FOSTER ROAD: (1) LIVE OAK PER 25LF +
MEDJOL PALM AS END ACCENTS
REQUIRED = 255/30 = 8
PROVIDED = 8 LIVE OAKS + 2 PALMS
NE 1ST AVENUE: 130 /25 = 6
PROVIDED = 6

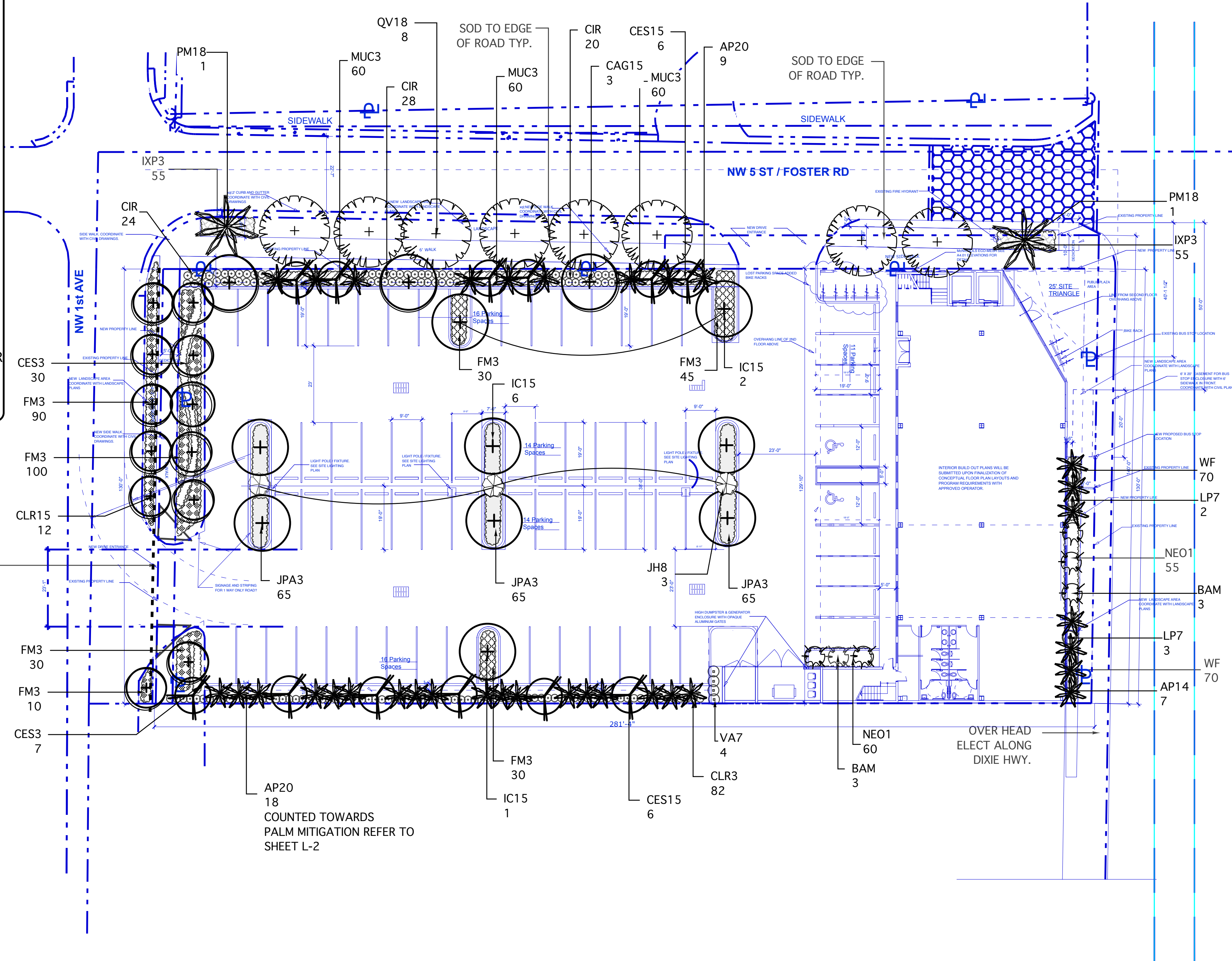
DIXIE HWY. N/A (NO SWALE AVAILABLE)

TOTAL SITE TREES REQUIRED: = 24
PROVIDED 15' HT. TREES = 24
STREET TREES REQUIRED = 14
PROVIDED = 14

NATIVES REQ = 20 (50%)
NATIVES PROVIDED = 29

EXISTING TREES REMOVED = (4) 43" CALIPER
MITIGATION TREES PROVIDED = (4) 12" CALIPER
REMAINING BALANCE = 31"
EXISTING PALMS REMOVED = 5
MITIGATION PALMS PROVIDED = 5

OVERHEAD
ELECT ALONG
NW 1ST ST.



REFER TO SHEET L-2 FOR EXISTING TREE INFORMATION
REFER TO SHEET L--3 FOR PLANTING DETAILS
AND SPECIFICATIONS



M. L. Group Inc.
Landscape Architectural Services
Reg. LA-6666695 Cert. Arborist -0817A
1016 NE 45th Street, Oakland Park, FL 33334
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• Fax: 954-337-0817

PROPOSED TREES AND PALMS BY SYMBOL

NATIVE	QTY	LARGE SIZE TREES:	PLAN ID	USED FOR REQUIRED
Y	9	DAHOON HOLLY 15'X6' 3" CAL. 5' CT.	IC15	9
Y	8	LIVE OAK 18'X6' 4" CAL. 6' CT.	QV18	8 ST
	3	BRIDAL VEIL 15'X6' 3" CAL. 5' CT.	CAG15	3
MEDIUM SIZE TREES:				
	12	CLUSIA ROSA 15'X6' 3" CAL. 5' CT.	CLR15	6 (6) ST
Y	12	SILVER BUTTWOOD 15'X6' 3" CAL. 5' CT.		6 4 MIT
SMALL SIZE TREES:				
	3	JATROPHA 8'X4' 1.5" CAL.	JH8	
LARGE SIZE PALMS:				
	2	MEDJOL PALM 20' OA. MATCHED	PM18	1 (ACCENT)
ACCENTS/ SMALL PALMS:				
	27	ALEXANDER PALM 20' OA.	AP20	5 MIT
	7	ALEXANDER PALM 12'-16' OA.	AP14	
	7	BAMBOO SPP. 14' OA.	BAM	
TOTAL TREES REQUIRED TO MEET CODE:				24 14 ST
TOTAL TREES PROVIDED TO MEET CODE:				33 14 ST
MITIGATION PALMS PROVIDED:				5 MIT
MITIGATION TREES PROVIDED:				4 MIT

PROPOSED PLANT LIST MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CES3	CONOCARPUS ERECTUS SILVER BUTTWOOD SHRUB	24" X 24" 24" O.C. FULL TO BASE HIGH DROUGHT TOLERANCE	30
CIR	CHRYSOBALANUS ICACO COCIOPLUM HEDGE	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	72
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	88
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12" X 15" 18" OC. HIGH DROUGHT TOLERANCE	205
IXP3	IXORA COCCINEA PETITE RED	12" X 8" SPR. FULL 12" O.C. MEDIUM DROUGHT TOLERANCE	235
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12" HT. X 15" SPR. MIN. 18" OC. HIGH DROUGHT TOLERANCE	195
LP7	RHAPIS EXCELSA LADY PALM SHADE GROWN2	5' X 36" FULL TO BASE SUNSHADE GROWN	5
MUC3	MUHLENBERGIA CAPILLARIS MULY GRASS	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	180
NEO1	NEOREGELIA BROMELIAD SMALL SHADE/SUN AS NEEDED AZTEC/ROYAL BURGANDY/BIG MAC/DAZZLER	1 GAL. 8" X 10" SPR.	100
SOD	ST. AUGUSTINE FLORATAM	CONTRACTOR TO VERIFY QUANTITY FOR PROPOSED	
VA7	VIBURNUM 'AWABUKI'	5' X 30" 30" O.C. HIGH DROUGHT TOLERANCE	4
WF	POLYPODIUM SCOLOPENDRIA WARTY FERN	10" X 10" FULL. 12" O.C. MEDIUM DROUGHT TOLERANCE	140



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PERMISSION, CONSENT, AND APPROPRIATE
COMPENSATION TO ARCHITECTURA GROUP
MIAMI. WRITTEN DIMENSIONS SHALL HAVE
PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND ARCHITECTURA
GROUP MIAMI TO BE NOTIFIED IN WRITING OF
ANY VARIATION FROM THE DIMENSIONS,
CONDITIONS AND SPECIFICATIONS APPEARING
ON THESE PLANS (C) 2014.

Issue	No.	Date	Description
	1	7/18/16	DRC

Client

Project
Name

HALLANDALE BEACH COMMUNITY
MEDICAL CENTER
411 N Dixie Highway
Hallandale Beach, FL 33009

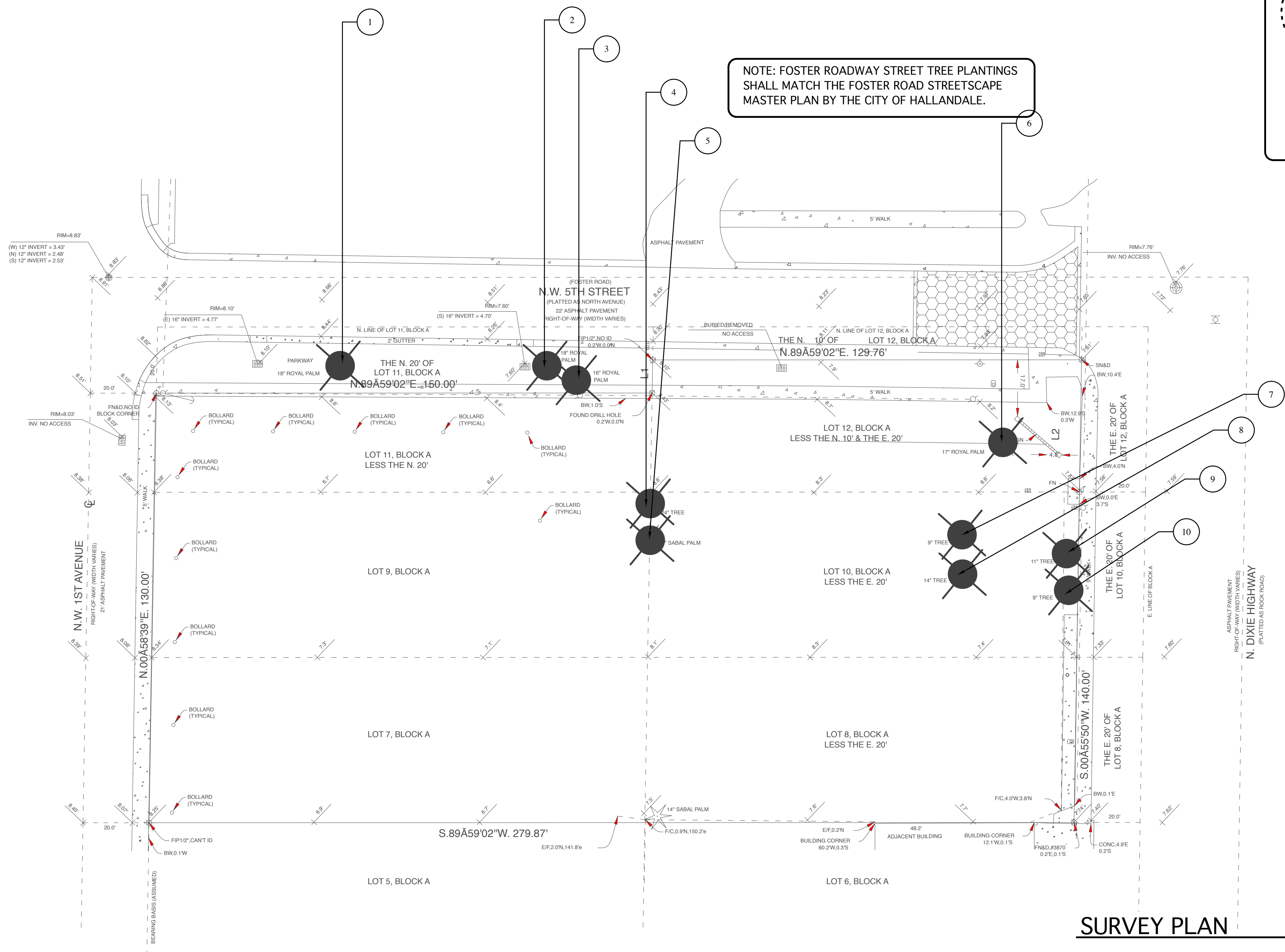
SIGN & SEAL

Sheet title

LANDSCAPE PLAN

Drawn by	SM/Thor
Checked by	SM
Project Number	101.5
Issued for	
Issue date	5-2-2016
Scale	1"=20'

L-101



SURVEY PLAN



TREE MITIGATION DATA:

CANOPY REMOVED FROM SITE:
MAHOGANY = (4) 43" CALIPER , 761 SF
MITIGATION SHALL BE SATISFIED BY EQUAL PAYMENT
INTO THE CITY TREE PRESERVATION FUND
BY SUBMITTING 3 ESTIMATES REFLECTING THE VALUE
OF TREES REMOVED
ESTIMATES MUST BE PREPARED BY A LICENSED NURSERY
THE APPLICANT SHALL PAY THE REPLACEMENT COST +
INSTALLATION COST.

PALMS REMOVED FROM SITE:
(5) PALMS
MITIGATED BY 1:1 REPLACEMENT NOTED ON SHEET L-1

EXISTING TREE INVENTORY				
COMMON NAME	SIZE (DBH. HT.X SPR.)	CONDITION	DISPOSITION	
1. ROYAL PALM	18" DBH. 20'	POOR	REMOVE/MITIGATE	
2. ROYAL PALM	18" DBH. 20'	GOOD	REMOVE/MITIGATE	
3. SABAL PALM	8' OA.	FAIR	REMOVE	
4. SCHEFFLERA	25'X20'	FAIR	REMOVE	
5. SABAL PALM	8" 20' OA.	FAIR	REMOVE/MITIGATE	
6. ROYAL PALM	17" 20' OA.	GOOD	REMOVE/MITIGATE	
7. MAHOGANY	9" 20'X14'	FAIR	REMOVE/MITIGATE	
8. MAHOGANY	14" 20'X15'	FAIR	REMOVE/MITIAGE	
9. MAHOGANY	11" 16'X12'	POOR	REMOVE/MITIGATE	
10. MAHOGANY	9" 20'X14'	FAIR	REMOVE/MITIGATE	

NOTE: ALL TREES REMOVED HAVE BEEN MITIGATED BY PROPOSED TREES
AS NOTED ON SHEET L-1



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Issue		
No.	Date	Description
1	7/18/16	DRG

Client

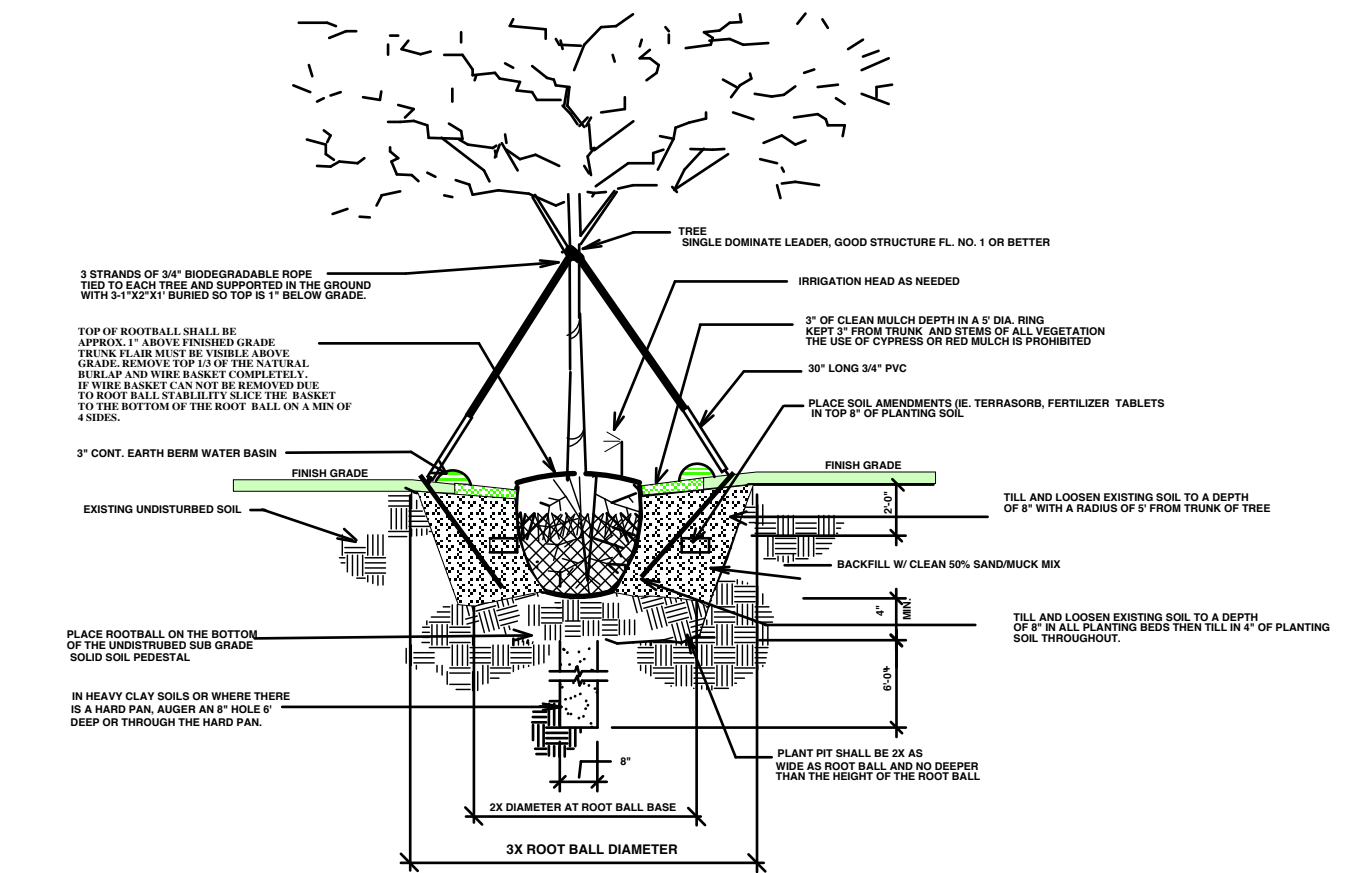
Project Name
HALLANDALE BEACH COMMUNITY MEDICAL CENTER
411 N Dixie Highway
Hallandale Beach, FL 33009

SIGN & SEAL

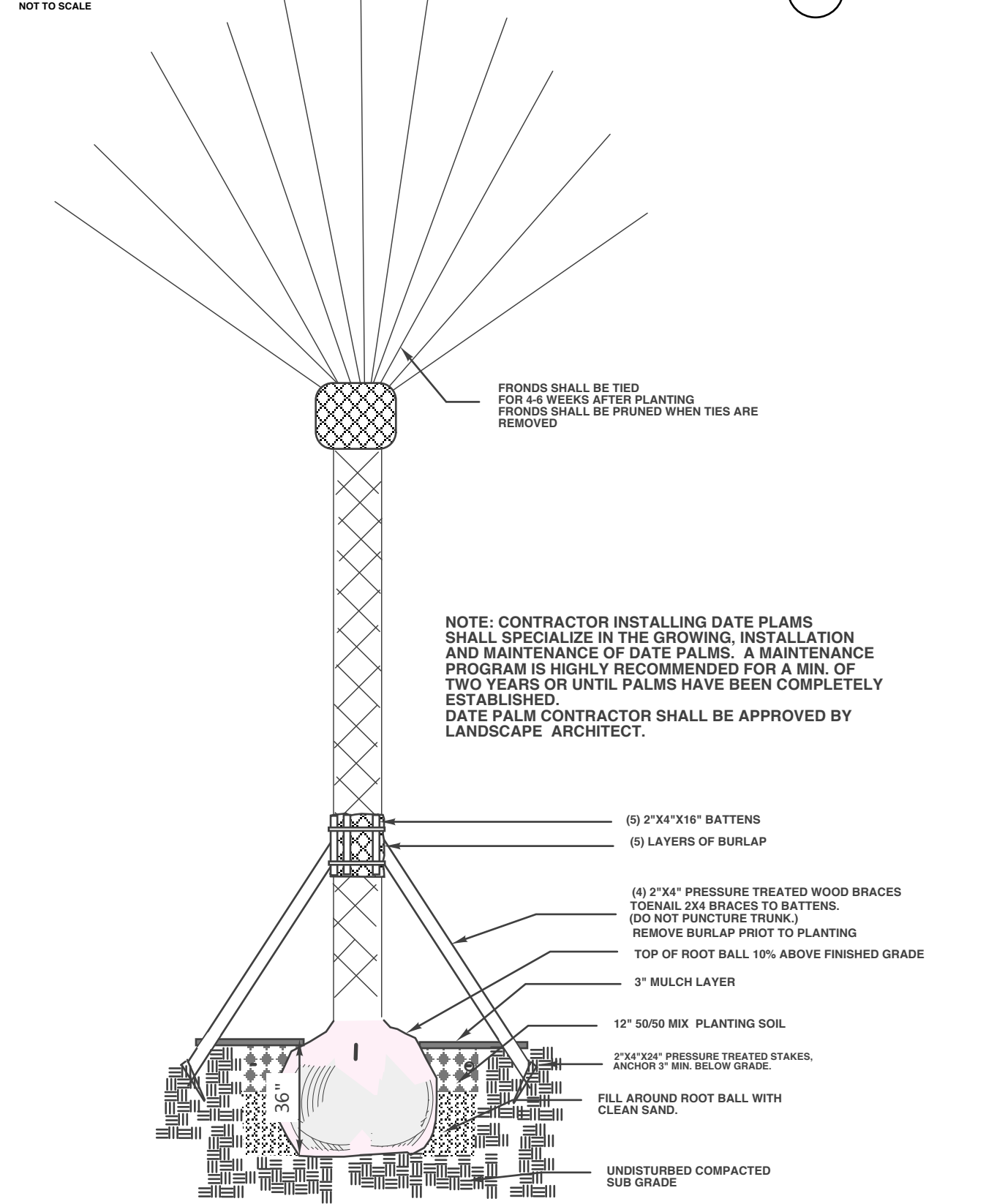
Sheet title
EXISTING TREE DISPOSITION PLAN

Drawn by	SM/Thor
Checked by	SM
Project Number	101.5
Issue date	5-2-2015
Sheet #	L-102

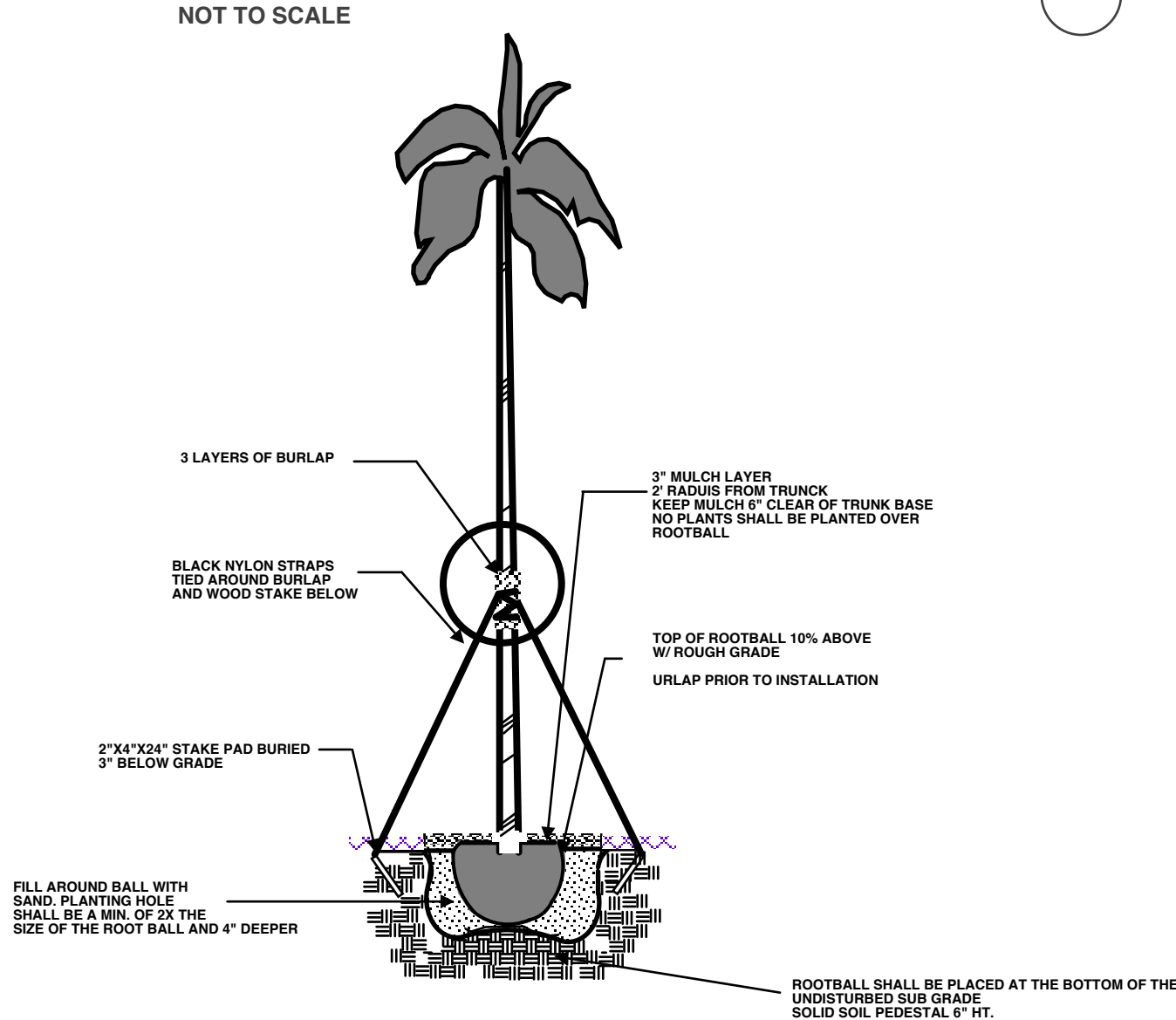
Scale
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SINGLE TRUNK GUYING AND PLANTING DETAIL



DATE PALM PLANTING DETAIL

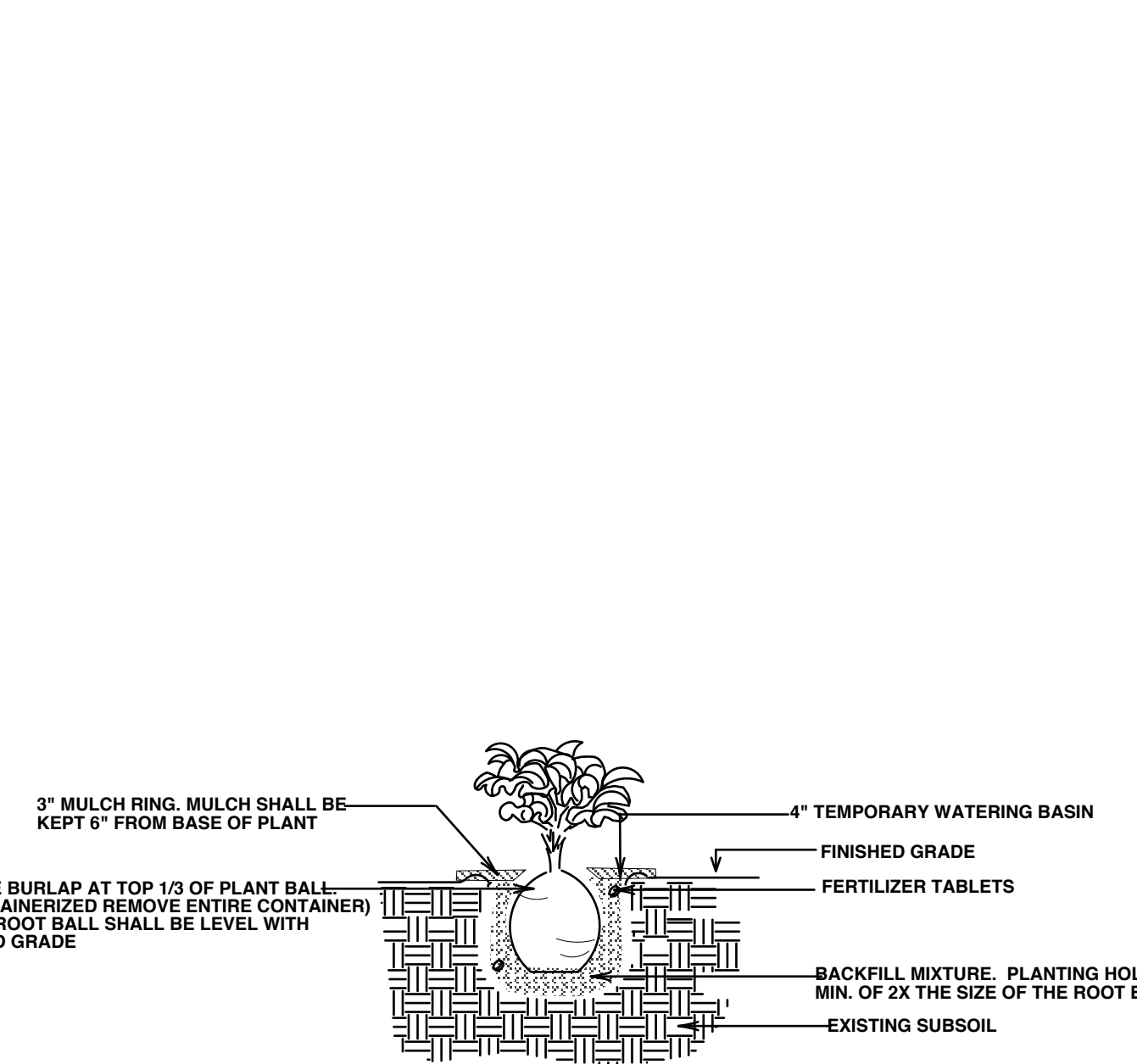


SOLITAIR PALM PLANTING DETAIL

LANDSCAPE SPECIFICATIONS

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES, IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE AND ADHERE TO ALL MUNICIPAL REQUIREMENTS.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID UNLESS OTHERWISE SPECIFIED. DIFFERENT SOD TYPES SHALL BE SEPARATED BY EDGING, PLANT MATERIAL OR OTHER PHYSICAL BARRIER.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF ARSENIC FREE EUCALYPTUS MULCH/ FLORIMULCH & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)
- ALL TREES MEET THE MINIMUM TRUNK DBH. AS SHOWN ON THE LANDSCAPE SPECIFICATIONS
- ALL EXISTING LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER, SOD, IRRIGATION, GRADING AND CURBING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.
- LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
- ALL PRINCIPALS OF FLORIDA FRIENDLY LANDSCAPING AND DESIGN STANDARDS SHALL BE UTILIZED. ANY CHANGES TO MATERIALS, SIZES OR SPECIFICATIONS SHALL BE FIRST APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY. ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT ANSI- 300 STANDARDS.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANTS MATERIALS. OWNER OR OWNERS AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS AND UTILITIES. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN ENGLISH SPEAKING FORMAN ON THE JOB AT ALL TIMES.
- PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FROND); GAL (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); Hvy (INDICATED HEAVY); MIN (INDICATES MINIMUM).
- SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTORS OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER ACTS OF NATURE OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.

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SHRUB PLANTING DETAIL

NOT TO SCALE

24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. ALL WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED. ALL TREE OR PALMS IN LAWN AREAS SHALL RECEIVE A 2 FOOT DIAMETER MULCH RING. MULCH SHALL BE PULLED AWAY FROM THE TRUNKS 3". ALL PLANTING PITS SHALL BE A MIN. OF 3X THE ROOTBALL SIZE. ALL TREES AND PALMS SHALL BE BRACED OR GUYED. ALL NYLON STRAPS AND WOOD BRACING SHALL BE REMOVED WITHIN ON YEAR OF FINAL INSPECTION.

25. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, MINOR TRACE ELEMENTS AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURE'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOP THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATE:

5 LBS OR 14.5 CUPS / PALMS
3 LBS OR 8.70 CUPS / 12-16" MATERIAL
2 LBS OR 5.80 CUPS / 8-12" MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS OR . CUP / 3 GAL MATERIAL
0.10 LBS OR . CUP / 1 GAL MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER . LB PER 1 GAL. CONTAINER) AND GROUND COVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLES PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURES RECOMMENDATION.

27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COLLOID, POLYMER, POTASSIUM AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
1 PAC PER TREE - 36" BALL SIZE
2 PAC PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER

28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED BY CALLING SUNSHINE ONE CALL SERVICE OR EQUAL. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% MUCK. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION

30. WATER FOR PLANTING SHALL BE AVAILABLE AT THE SITE AND SHALL BE PROVIDED BY THE OWNER/GC. AN AUTOMATIC UNDERGROUND RUST FREE IRRIGATION SYSTEM SHALL BE PROVIDED WITH A RAIN SENSOR. THE IRRIGATION SHALL COVER 100% WITH 100% OVERLAP PRIOR TO FINAL INSPECTION.

31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.

32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FIN

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Issue	
No.	Description

Client:
HBC Medical Holdings LLC

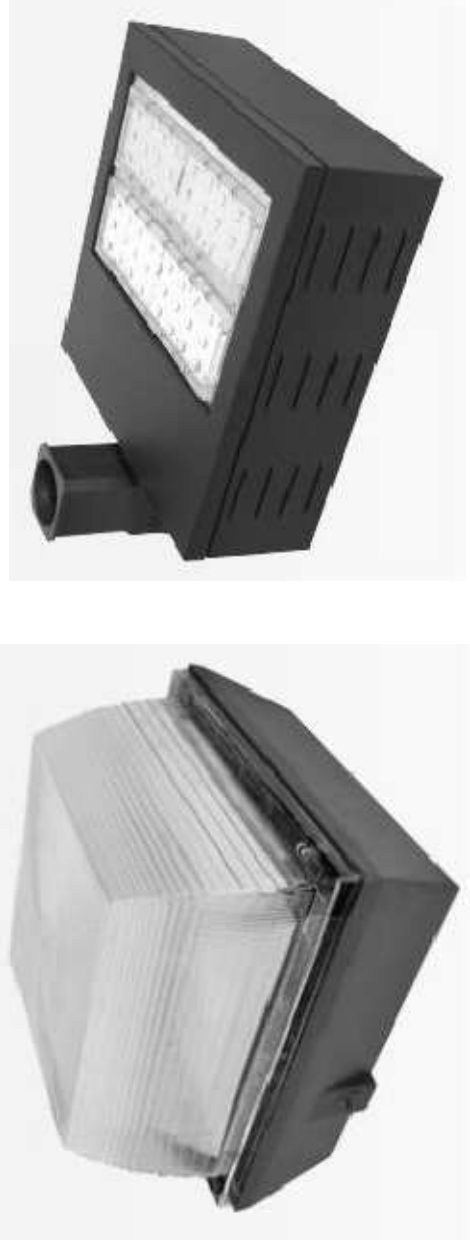
Hallandale Beach
Community Medical
Center

411 N Dixie Hwy, Hallandale Beach, FL 33009

Christian Gavrilescu
Registered Architect # AB 94569

Proposed Site
Photometrics
Plan

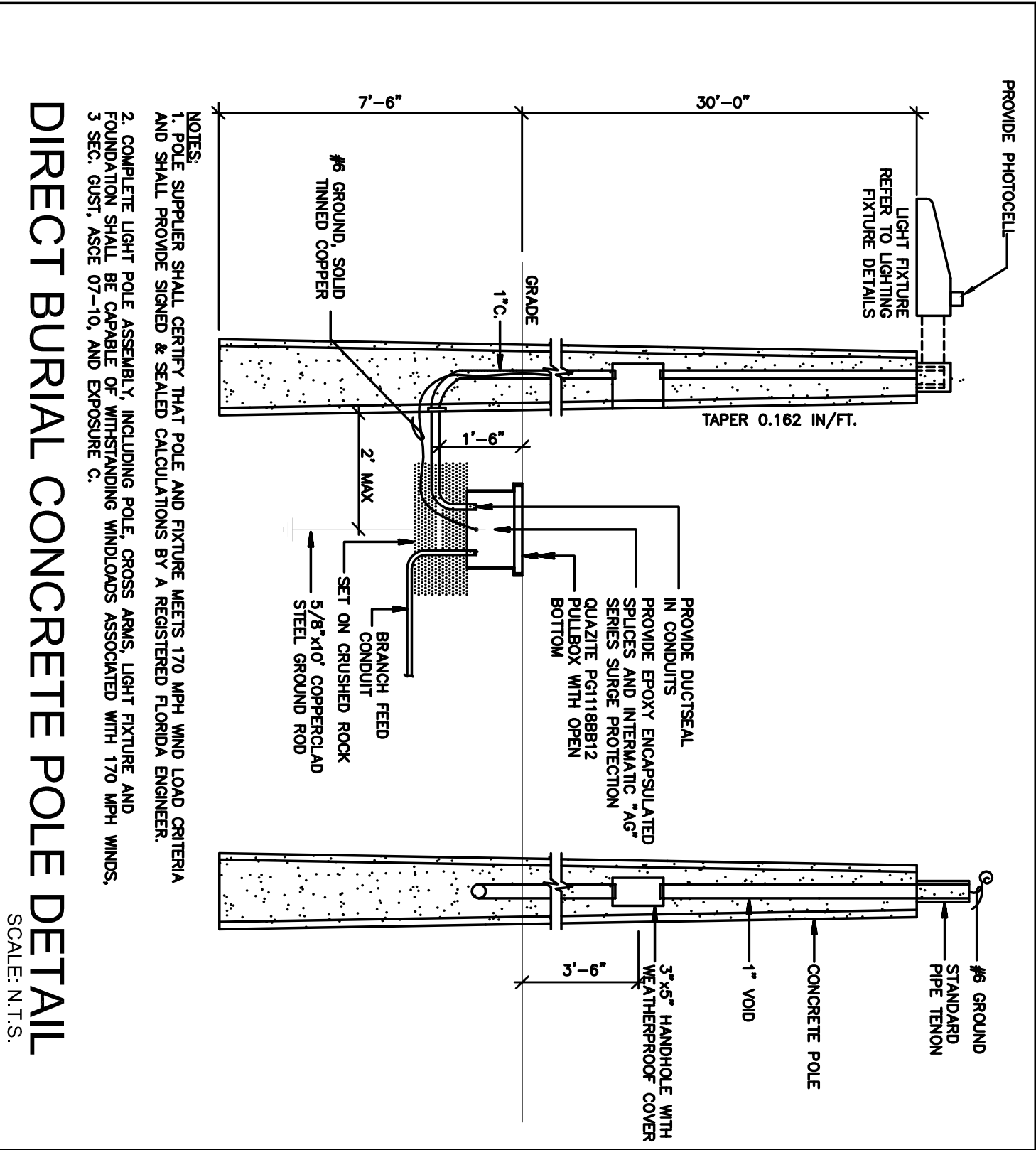
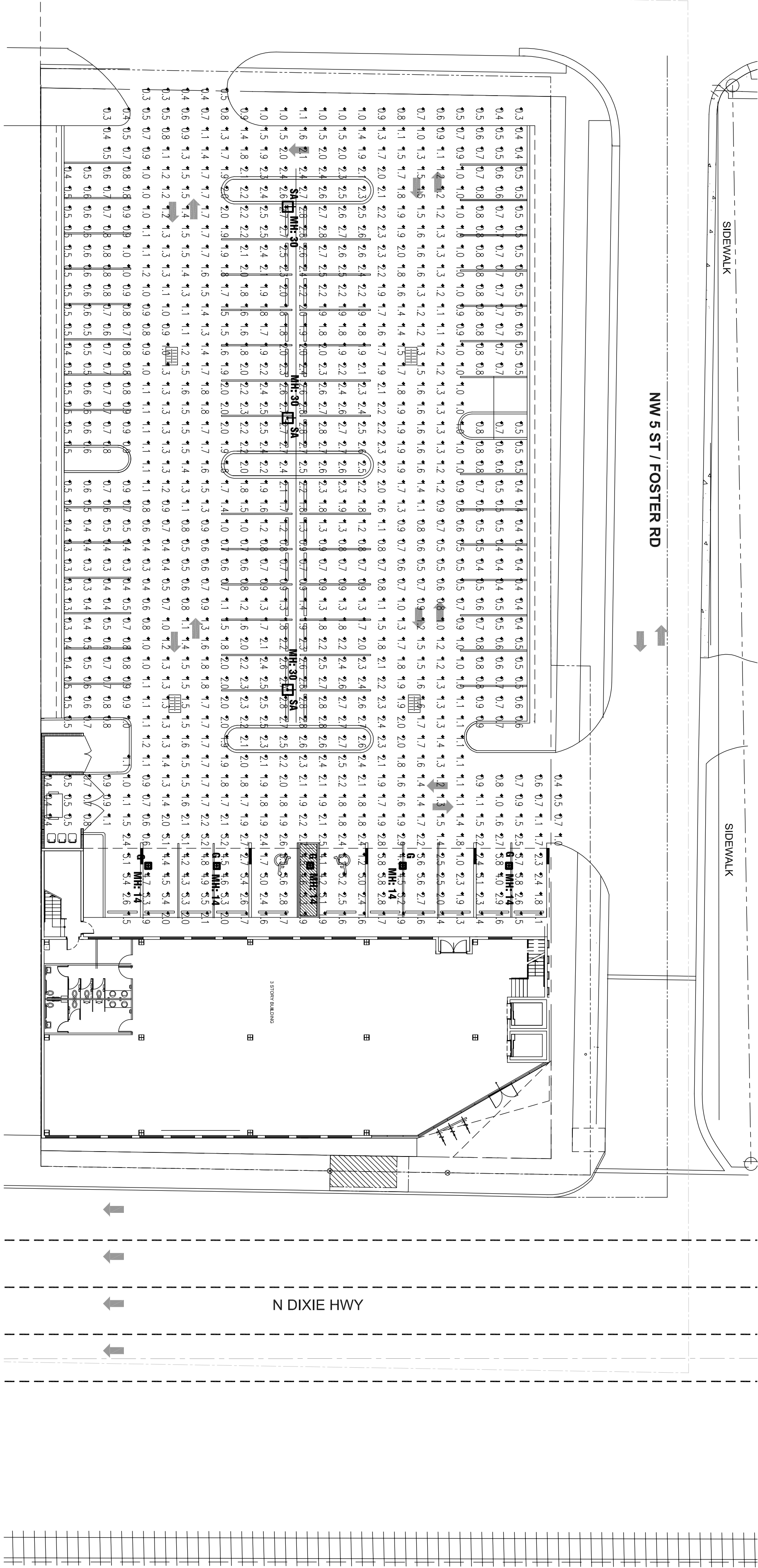
Drawn by	GSJ
Checked by	GSJ
Office Number	101.15
Issue date	04.19.16
Sheet #	PH-1
Scale	1"=20'



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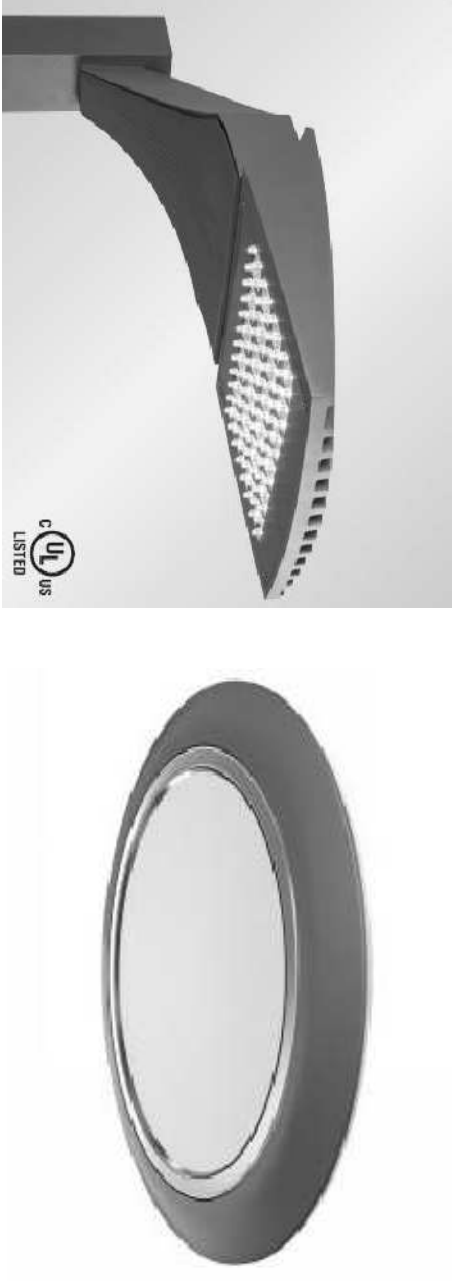
Luminaire Schedule - BASIS OF DESIGN									
Project: HALLANDALE BEACH CMC - SITE --- MAY - 4 - 2016									
Symbol	Label	Description	Luminaire	LLD	LD	BF	LF	Lum. Watts	Total Watts
	G	AHS AEP40WC-P6-40-HU-50	3337.3	0.900	0.900	1.000	0.810	37.5	187.5
	SA	AHS AEP41S-150-100-277-5000K-CV POLE MOUNT 30' A.L.G.	13447.4	0.900	0.900	1.000	0.810	147.9	443.7
Calculation Summary									
Project: HALLANDALE BEACH CMC - SITE --- MAY - 4 - 2016									
Label	Avg	Max	Min	Avg/Min	Max/Min				
PARK & DRIVE	1.49	4.9	0.3	4.97	16.33				



DIRECT BURIAL CONCRETE POLE DETAIL

SCALE: N.T.S.

Luminaire Schedule - ALTERNATE									
Project: HALLANDALE BEACH CMC - SITE - REV1 --- MAY - 4 - 2016									
Symbol	Label	Description	Luminaire	LLD	LD	BF	LF	Lum. Watts	Total Watts
	G	PHILIPS BAROCO SYR6-1681-600-MW-5	N.A.	0.900	0.900	1.000	0.810	36	180
	SA	VISUMARE VMX-1-15W-64LC-10-4K POLE MOUNT 30' A.L.G.	N.A.	0.900	0.900	1.000	0.810	227.5	682.5
Calculation Summary									
Project: HALLANDALE BEACH CMC - SITE - REV1 --- MAY - 4 - 2016									
Label	Avg	Max	Min	Avg/Min	Max/Min				
PARK & DRIVE	1.59	3.6	0.4	3.68	9.00				



SA

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PT. MGR. GEORGE SANTUJAN
PROJECT # 160503

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FLORIDA LICENSE #46100