

EXHIBIT "7"

MG100 TOWER

MG100 FEDERAL LLC . 100 SOUTH FEDERAL HIGHWAY, HALLANDALE, FLORIDA 33009

CITY OF HALLANDALE BEACH

D.R.C. SUBMITTAL: 05.13.16

Architectural rendering of the MG100 Tower, a modern high-rise building. The building features a distinctive design with a curved, cantilevered upper section and a base with green horizontal accents. A white car is parked in front of the building on a street.

DESIGN CONSULTANT:
Carlos Ott Architects & Associates
Atribar SA
Address: Zonamerica Office 218
Ruta 8 km 17.5 & Ruta 102 CP 91600
Telephone: + 598 2 5182234/35

D.R.C.
RESUBMITTAL
08.10.16



JUAN C. CAYCEDO AIA

MG100 TOWER
100 SOUTH FEDERAL HWY.
HALLANDALE, FLORIDA 33009

REVISONS	
1	D.C. 11/05/15
2	D.C. 05/13/16
3	D.C. RESUBMITTAL 08/11/16
4	D.C. RESUBMITTAL 09/09/16
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Drawing Title

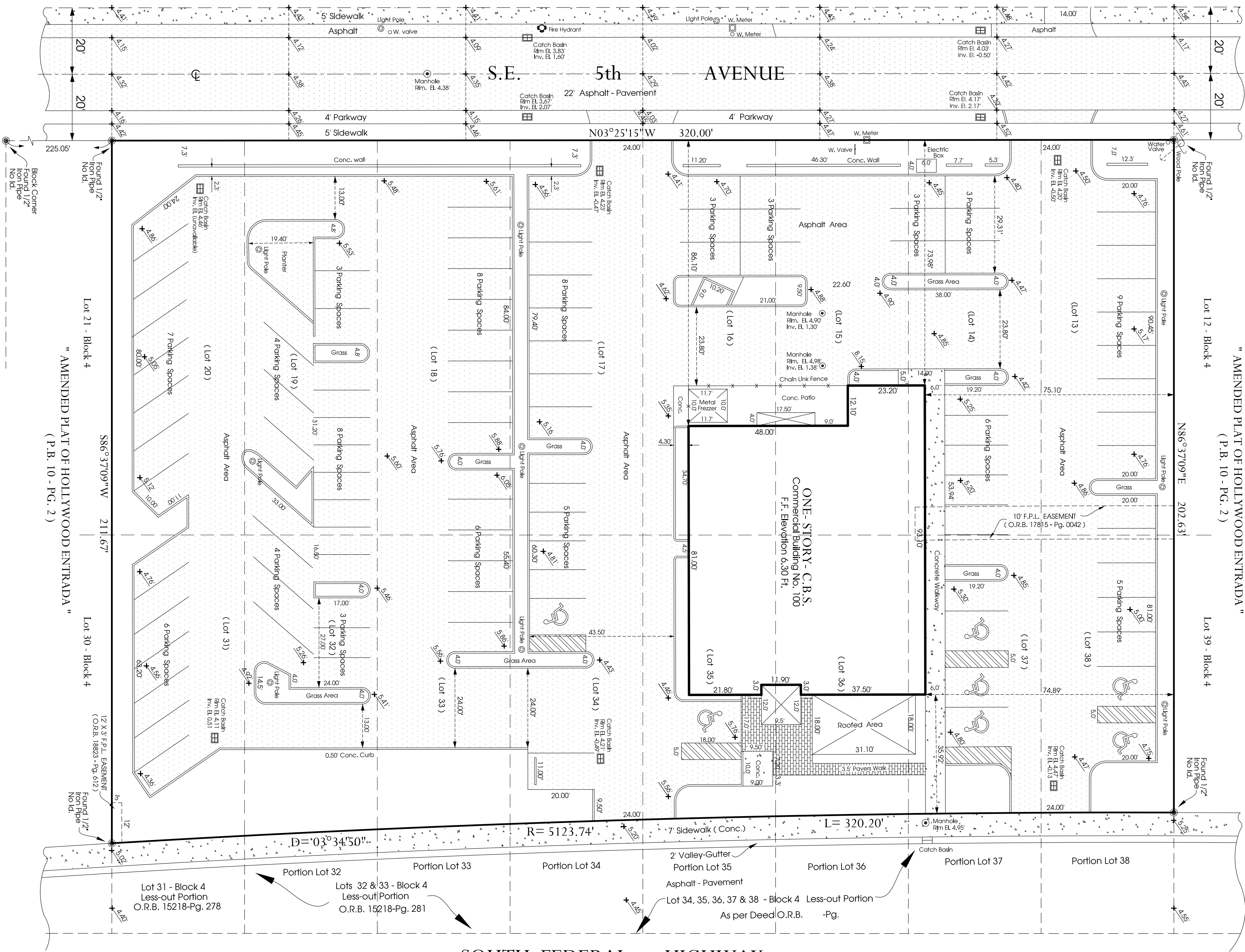
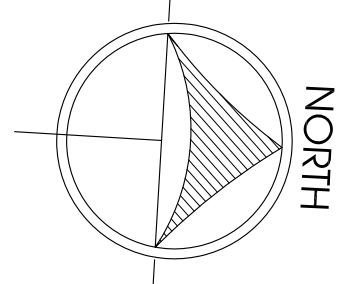
**ARCHITECTURAL
COVER SHEET**

Scale
Project No. 15083.00
Date 08/10/16

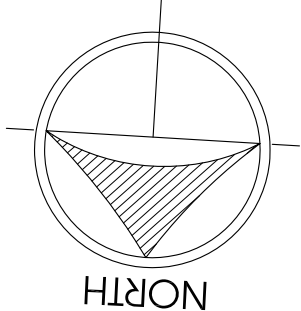
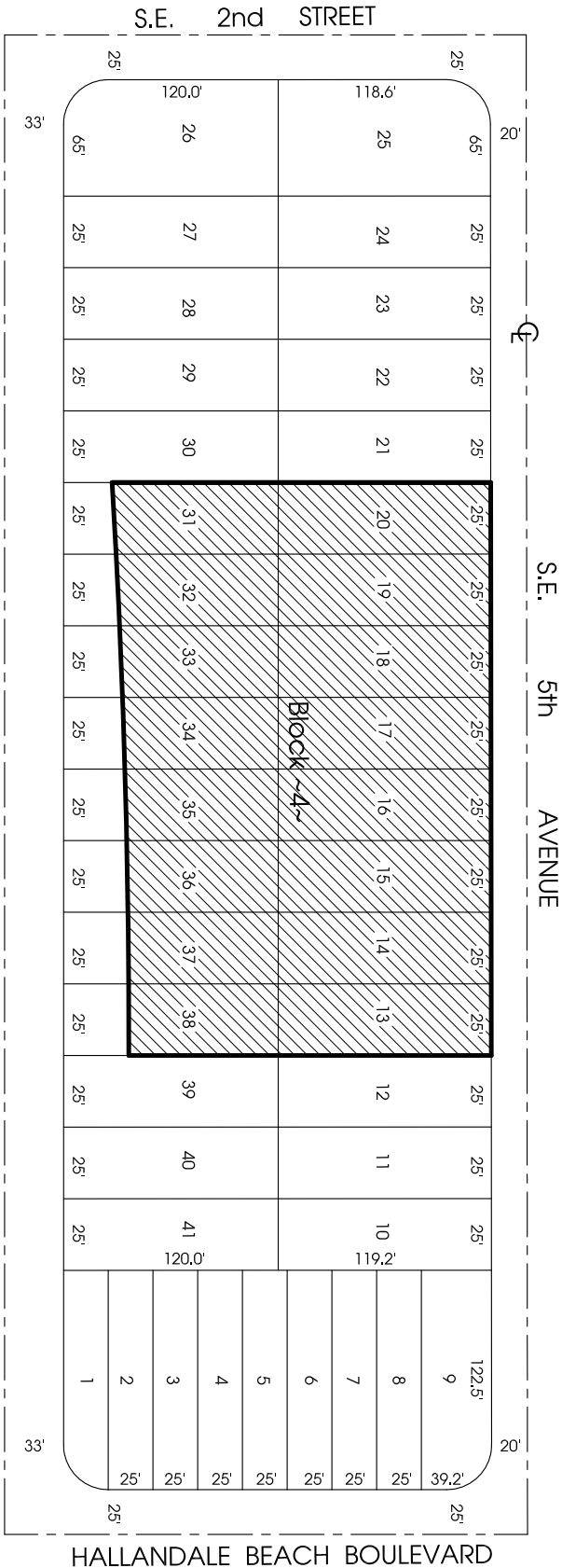
Principal:	JCC
Project Director:	
Project Manager:	SMN
Drafted by:	SMN
Checked by:	

Sheet No.

A0.00



SOUTH FEDERAL HIGHWAY



LEGAL DESCRIPTION

PLAT: 30-6005-060-0100
PARCEL 1:
LOTS 18, 19, 20, 31, 32 AND 33, BLOCK 4, "AMENDED PLAT OF HOLLYWOOD ENTRADA",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 2, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR FEDERAL HIGHWAY AS
REFLECTED IN ORDER OF PLANS RECORDED IN OFFICIAL RECORD BOOK 15219 AT PAGE 278 AND
IN OFFICIAL RECORDS BOOK 15218, AT PAGE 281, BOTH OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.
PARCEL 2:
LOTS 34, 35, 36, 37 AND 38, BLOCK 4, "AMENDED PLAT OF HOLLYWOOD ENTRADA",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 2, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPTING THE
FOLLOWING:
THAT PART OF LOTS 34, 35, 36, 37 AND 38, BLOCK 4, "AMENDED PLAT OF HOLLYWOOD ENTRADA",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 2, OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE NORTH 87°07'28" EAST, ALONG SAID QUARTER
SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2,655.77 FEET TO THE BASELINE OF SURVEY FOR
STATE ROAD 5 AND THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27;
THENCE NORTH 02°32'00" WEST, A DISTANCE OF 991.51 FEET; THENCE SOUTH 87°08'00" WEST, A
DISTANCE OF 64.00 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE,
CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 02°53'33" WEST, THENCE NORTHERLY
ALONG SAID CURVE, HAVING A RADIUS OF 5,123.54 FEET, THROUGH AN ANGLE OF 02°14'13", AN
ARC DISTANCE OF 200.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 86°37'09" EAST, ALONG
THE NORTHERLY LINE OF SAID LOT 38, A DISTANCE OF 35.00 FEET TO THE WESTERLY EXISTING
RIGHT-OF-WAY LINE FOR STATE ROAD 5; THENCE SOUTH 02°52'00" EAST, A DISTANCE OF 200.00 FEET;
THENCE SOUTH 86°58'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 31.00 FEET
AND THE POINT OF BEGINNING.

PROPERTY ADDRESS:

100 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FLORIDA

FLOOD ZONE INFORMATION:

FLOOD ZONE: AE* COMMUNITY: 125110 PANEL: 0732
DATE OF FIRM: 08-18-2014 SUFFIX: H ELEVATION: 6.0 FEET

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) 1) NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 16) BENCHMARK: BCCD 3343 ELEVATION: 8.552' (N.G.V.D. 1929)
ELEVATION: 7.052' (N.A.V.D. 1988)
LOCATION: HALLANDALE BEACH BOULEVARD & N.E. 3rd AVENUE

CERTIFIED TO:

ENRICO GROSSO
MG100 FEDERAL LLC

MIGUEL ESPINOSA LAND SURVEYING INC.

PROFESSIONAL SURVEYOR AND MAPPER
7700 NORTH KENDALL DRIVE, SUITE 306, MIAMI, FLORIDA 33156
PHONE: (305) 262-2992

Original Date: 02/27/2016 Field date: 02/25/2016 Revision Date: 02/27/2016 Drawn by: R.U. Job No. S-11975

TOPOGRAPHIC SURVEY

ABBREVIATIONS AND LEGEND:

- CONC. = DENOTES CONCRETE
R/W = DENOTES RIGHT-OF-WAY
G. = DENOTES CENTERLINE
P.B. = DENOTES PLAT BOOK
PG. = DENOTES PAGE
- ☐ = DENOTES WATER METER
☐ = DENOTES WOOD POWER POLE
—○— = DENOTES OVERHEAD WIRES
—●— = DENOTES FOUND IRON PIPE (NO ID.)
△ = DENOTES FOUND NAIL AND DISC

NOTE:
NOT DRAID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND
AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A LICENSE
SURVEYOR AND MAPPER.

Scale: 1" = 20'

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE
RECORD AND MEASURE UNLESS OTHERWISE NOTED.

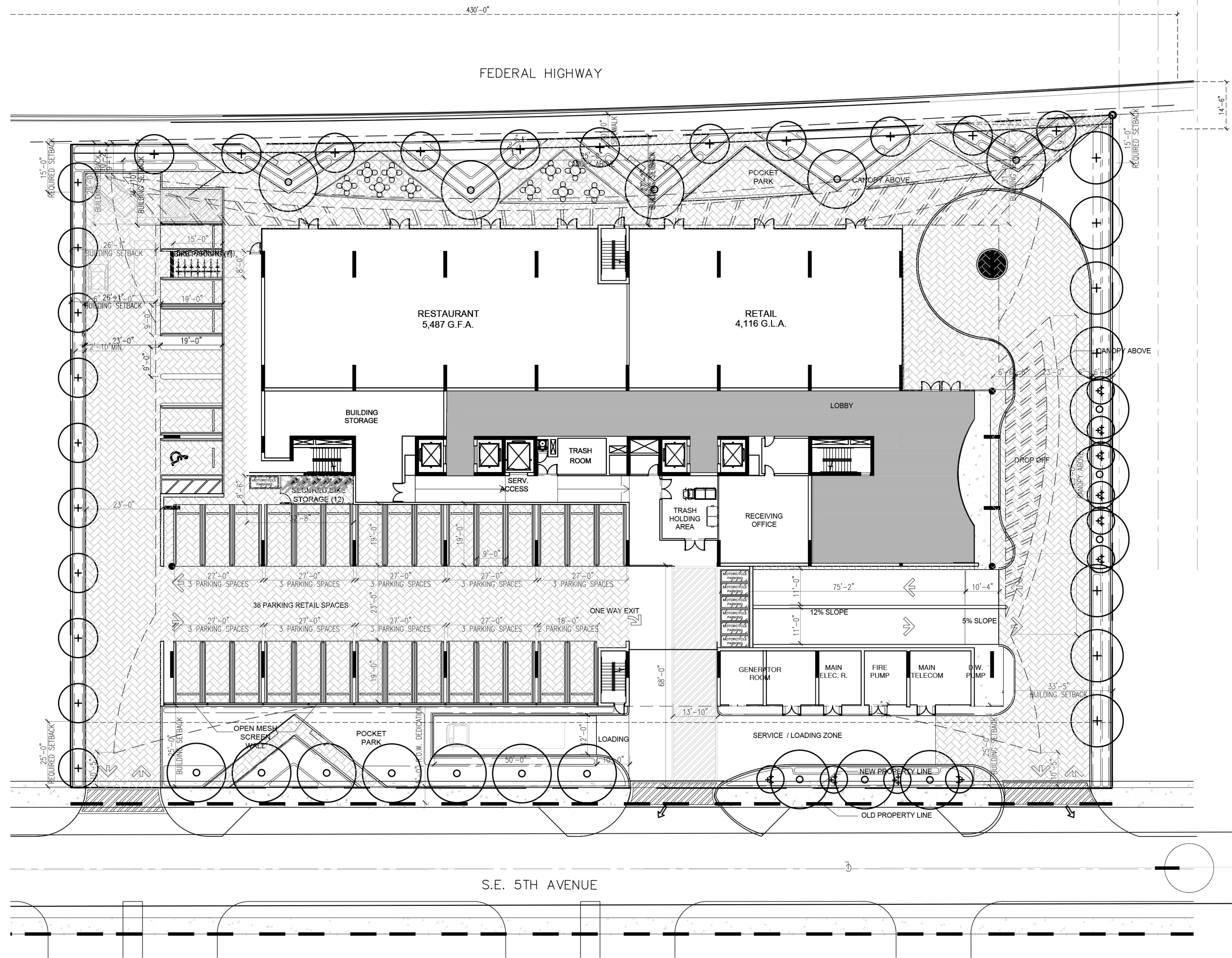
CERTIFICATION:

SURVEYORS CERTIFICATION: I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY IS
A TRUE AND CORRECT REPRESENTATION OF THE LAND AND INTERESTS THEREON AS SET
FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND
MAPPER IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO
SECTION 472.027, FLORIDA STATUTES.

SIGNED
MIGUEL ESPINOSA

P.S.M. No. 5101, STATE OF FLORIDA

FOR THE FIRM



PARKING CALCULATIONS:	
	PROVIDED:
FIRST FLOOR GARAGE	29
SURFACE PARKING	7
TOTAL:	36
MOTORCYCLE PARKING	7
BICYCLE STALLS	19

RLC Architects

14 SE 4th Street, Suite 200, Ft. Lauderdale, FL 33302
Tel: 954.333.6555 Fax: 954.333.6007
www.rlcarchitects.com

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MG100 TOWER
100 SOUTH FEDERAL HWY.
HALLANDALE, FLORIDA 33009

REVISIONS	
1	D.R.C. 11.05.15
2	D.R.C. 05.31.16
3	D.R.C. RESUBMITTAL 08.10.16
4	D.R.C. RESUBMITTAL 09.09.16
5	
6	
7	
8	

Drawing Title
GROUND FLOOR PLAN

Scale 1/16"=1'-0"
Project No. 15083.00
Date 08.10.16

Principal: JCC
Project Director:
Project Manager: SMN
Drafted by: SMN
Checked by:

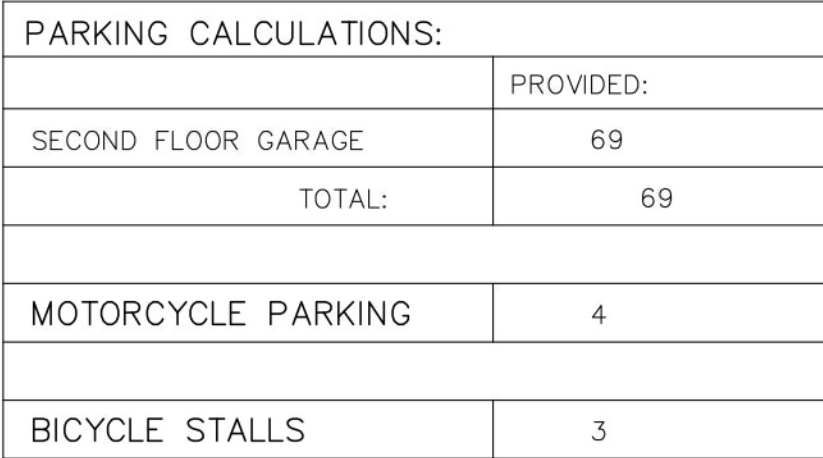
Sheet No.

A1.01

1 GROUND FLOOR PLAN

A1.01 SCALE: 1/16"=1'-0"

D.R.C.
RESUBMITTAL
08.10.16

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MG100 TOWER
100 SOUTH FEDERAL HWY.
HALLANDALE, FLORIDA 33009

REVISIONS
 1 DRC: 11/05/15
 2 DRC: 05/13/16
 3 DRC: RESUBMITAL 08/11/16
 4 DRC: RESUBMITAL 09/09/16
 5
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 7
 8

Drawing Title

**2ND
FLOOR PLAN**

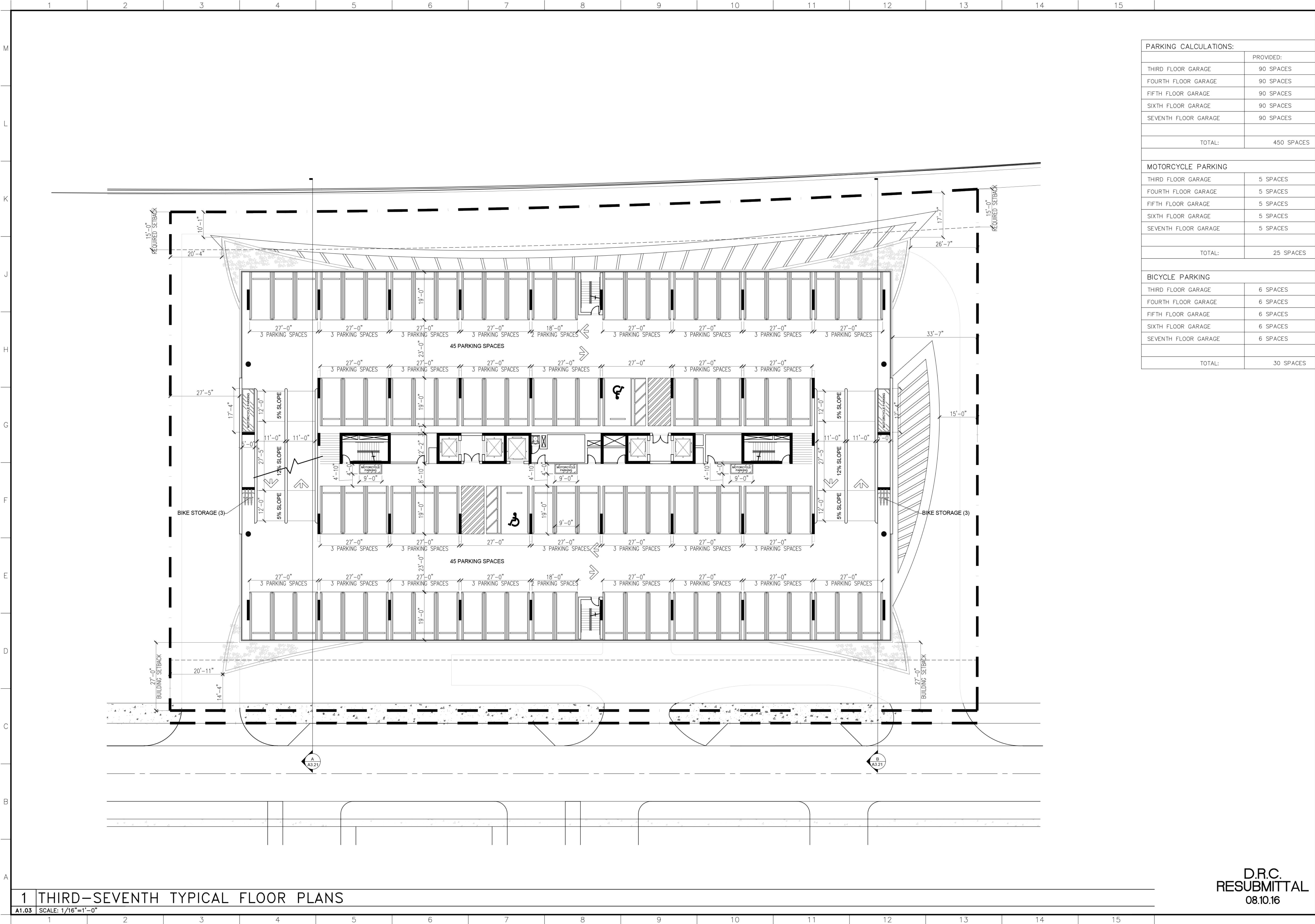
Scale	1/16"=1'-0"
Project No.	15083.00
Date	08.10.16

Principal:	JCO
Project Director:	
Project Manager:	SMN
Drafted by:	SMN
Checked by:	

Sheet No.

A1.02

D.R.C.
RESUBMITTAL
08.10.16



PARKING CALCULATIONS:	
	PROVIDED:
THIRD FLOOR GARAGE	90 SPACES
FOURTH FLOOR GARAGE	90 SPACES
FIFTH FLOOR GARAGE	90 SPACES
SIXTH FLOOR GARAGE	90 SPACES
SEVENTH FLOOR GARAGE	90 SPACES
TOTAL:	450 SPACES

MOTORCYCLE PARKING	
THIRD FLOOR GARAGE	5 SPACES
FOURTH FLOOR GARAGE	5 SPACES
FIFTH FLOOR GARAGE	5 SPACES
SIXTH FLOOR GARAGE	5 SPACES
SEVENTH FLOOR GARAGE	5 SPACES
TOTAL:	25 SPACES

BICYCLE PARKING	
THIRD FLOOR GARAGE	6 SPACES
FOURTH FLOOR GARAGE	6 SPACES
FIFTH FLOOR GARAGE	6 SPACES
SIXTH FLOOR GARAGE	6 SPACES
SEVENTH FLOOR GARAGE	6 SPACES
TOTAL:	30 SPACES

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HALLANDALE, FLORIDA 33009

REVISIONS	
1. DEC. 11.05.15	
2. DEC. 05.13.16	
3. D.R.C. RESUBMITTAL 08.11.16	
4. D.R.C. RESUBMITTAL 08.09.16	
5. D.R.C. RESUBMITTAL 08.10.16	

Drawing Title

3TH - 7TH TYP.
FLOOR PLANS

Scale 1/16"=1'-0"

Project No. 15083.00

Date 08.10.16

Principal: JCC

Project Director:

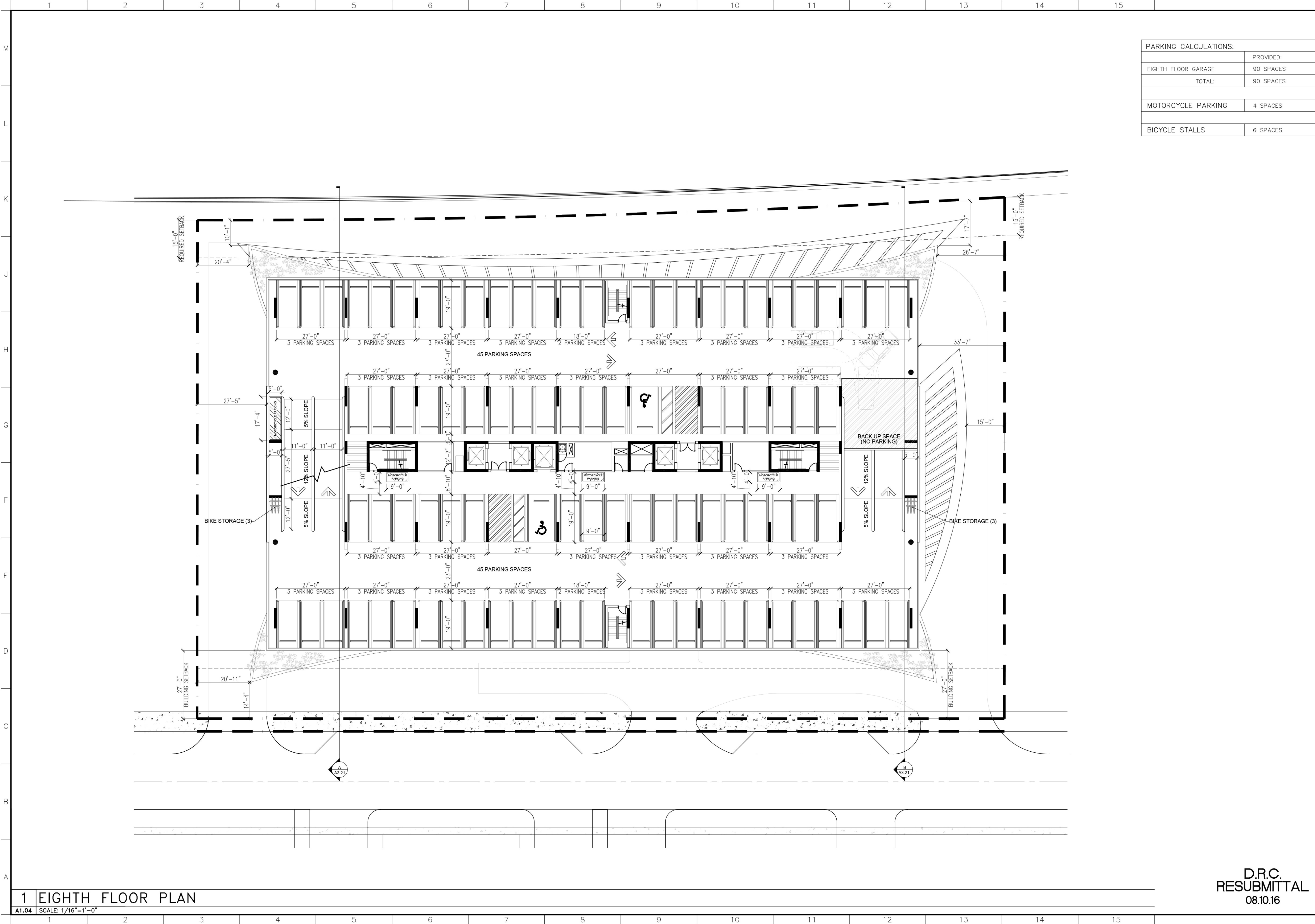
Project Manager: SMN

Drafted by: SMN

Checked by:

Sheet No.

A1.03

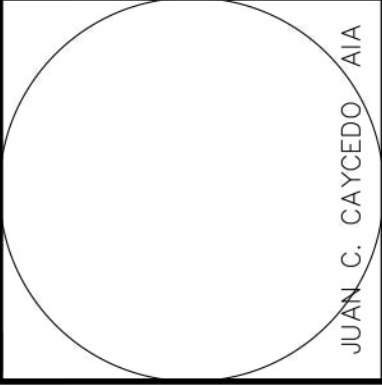


PARKING CALCULATIONS:	
	PROVIDED:
EIGHTH FLOOR GARAGE	90 SPACES
TOTAL:	90 SPACES
MOTORCYCLE PARKING	4 SPACES
BICYCLE STALLS	6 SPACES

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HALLANDALE, FLORIDA 33009

REVISIONS	
1. DEC. 11.05.15	
2. DEC. 05.13.16	
3. D.R.C. RESUBMITTAL 08.11.16	
4. D.R.C. RESUBMITTAL 09.09.16	
5. D.R.C. RESUBMITTAL 08.10.16	

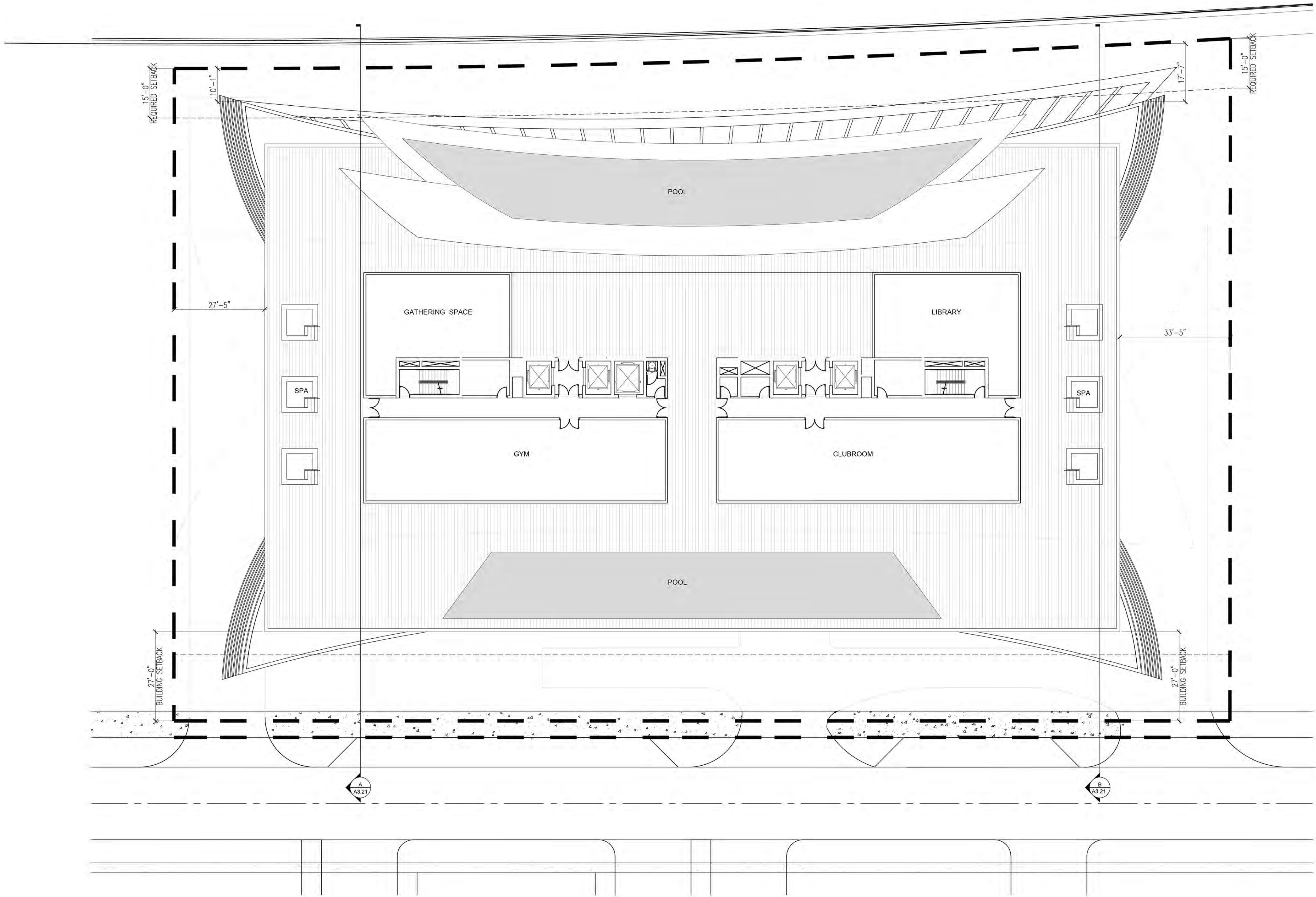
Drawing Title
8TH FLOOR PLAN

Scale 1/16"=1'-0"
Project No. 15083.00
Date 08.10.16

Principal: JCC
Project Director:
Project Manager: SMN
Drafted by: SMN
Checked by:

Sheet No.
A1.04

D.R.C.
RESUBMITTAL
08.10.16



REVISIONS

1.	D.R.C. 08/10/16
2.	D.R.C. RESUBMITTAL 08/10/16
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Drawing Title
9TH
FLOOR PLAN

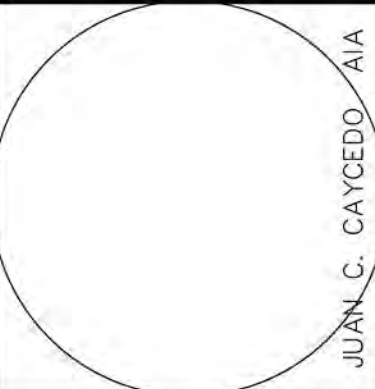
Scale 1/16"=1'-0"
Project No. 15083.00
Date 08.10.16

Principal: JCC
Project Director:
Project Manager: SMN
Drafted by: SMN
Checked by:

Sheet No.

A1.05

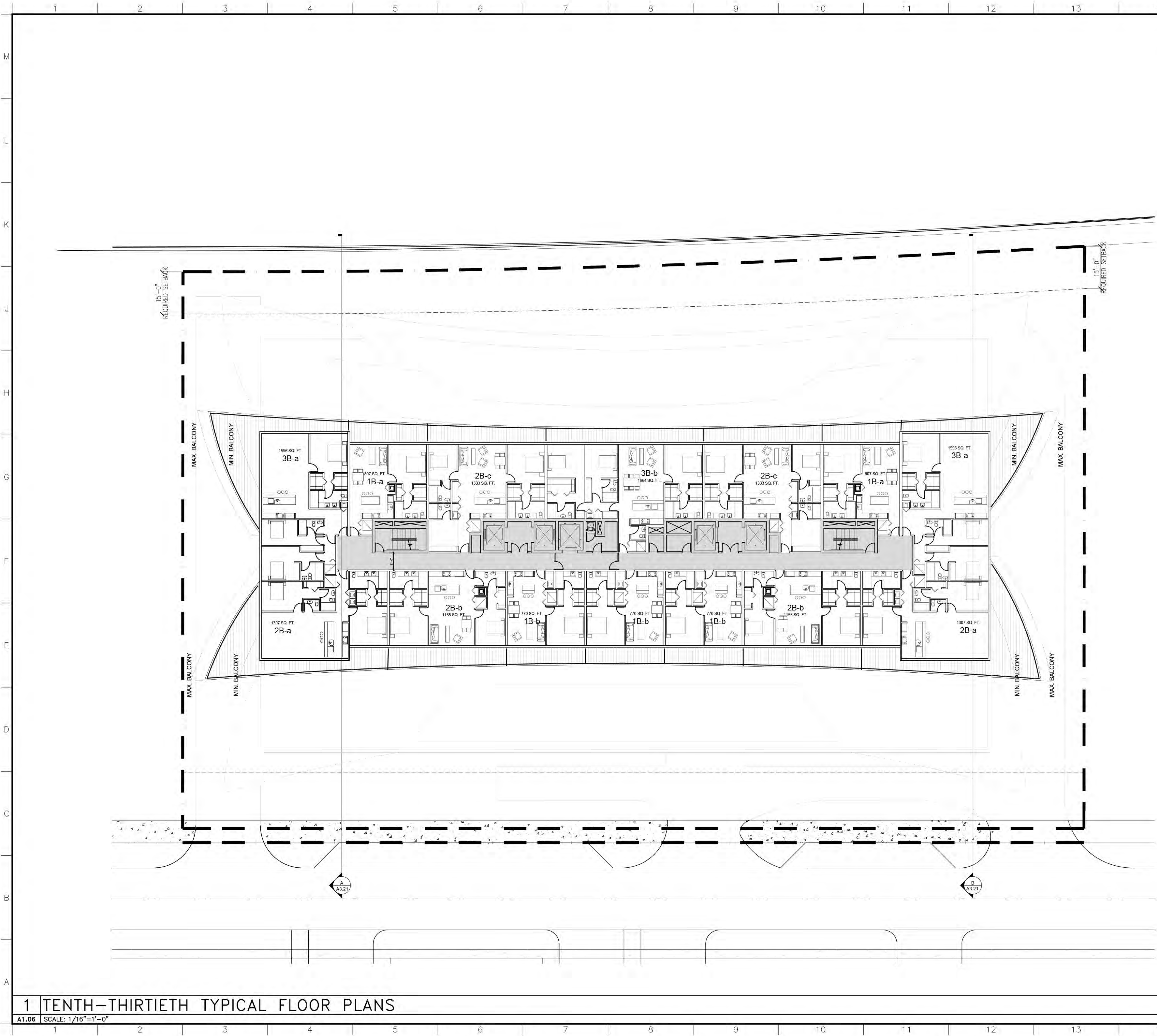
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UNIT MIX LEGEND:		
	S.Q. F.T. / UNIT	UNITS / FLOOR
1 B-a ONE BEDROOM UNITS	807 S.F.	2
1 B-b ONE BEDROOM UNITS	770 S.F.	3
2B-a TWO BEDROOM UNITS	1,307 S.F.	2
2B-b TWO BEDROOM UNITS	1,155 S.F.	2
2B-c TWO BEDROOM UNITS	1,333 S.F.	2
3B-a THREE BEDROOM UNITS	1,596 S.F.	2
3B-b THREE BEDROOM UNITS	1,664 S.F.	1
TOTAL:		14 UNITS/FLOOR

1 TENTH-THIRTIETH TYPICAL FLOOR PLANS

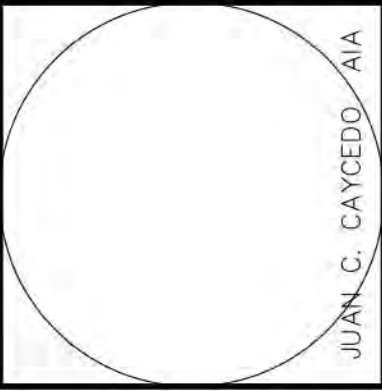
A1.06 SCALE: 1/16"=1'-0"

D.R.C.
RESUBMITTAL
08.10.16

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HALLANDALE, FLORIDA 33009

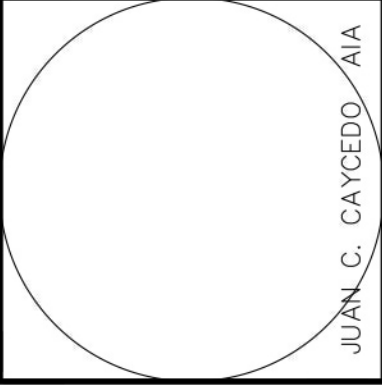
REVISIONS	
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6	DRAWING 08.10.16
7	DRAWING 08.10.16
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9	DRAWING 08.10.16
10	DRAWING 08.10.16
11	DRAWING 08.10.16
12	DRAWING 08.10.16
13	DRAWING 08.10.16
14	DRAWING 08.10.16
15	DRAWING 08.10.16

Drawing Title
10TH - 30TH TYP.
FLOOR PLANS

Scale 1/16"=1'-0"
Project No. 15083.00
Date 08.10.16

Principal: JCC
Project Director: SMN
Project Manager: SMN
Drafted by: SMN
Checked by:

Sheet No.
A1.06



MG100 TOWER
100 SOUTH FEDERAL HWY.
HALLANDALE, FLORIDA 33009

REVIEWS
1 D.R.C. 11/05/15
2 D.R.C. 05/13/16
3 D.R.C. RESUBMITTAL 08/11/16
4 D.R.C. RESUBMITTAL 09/09/16
5
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Drawing Title
ROOF PLAN

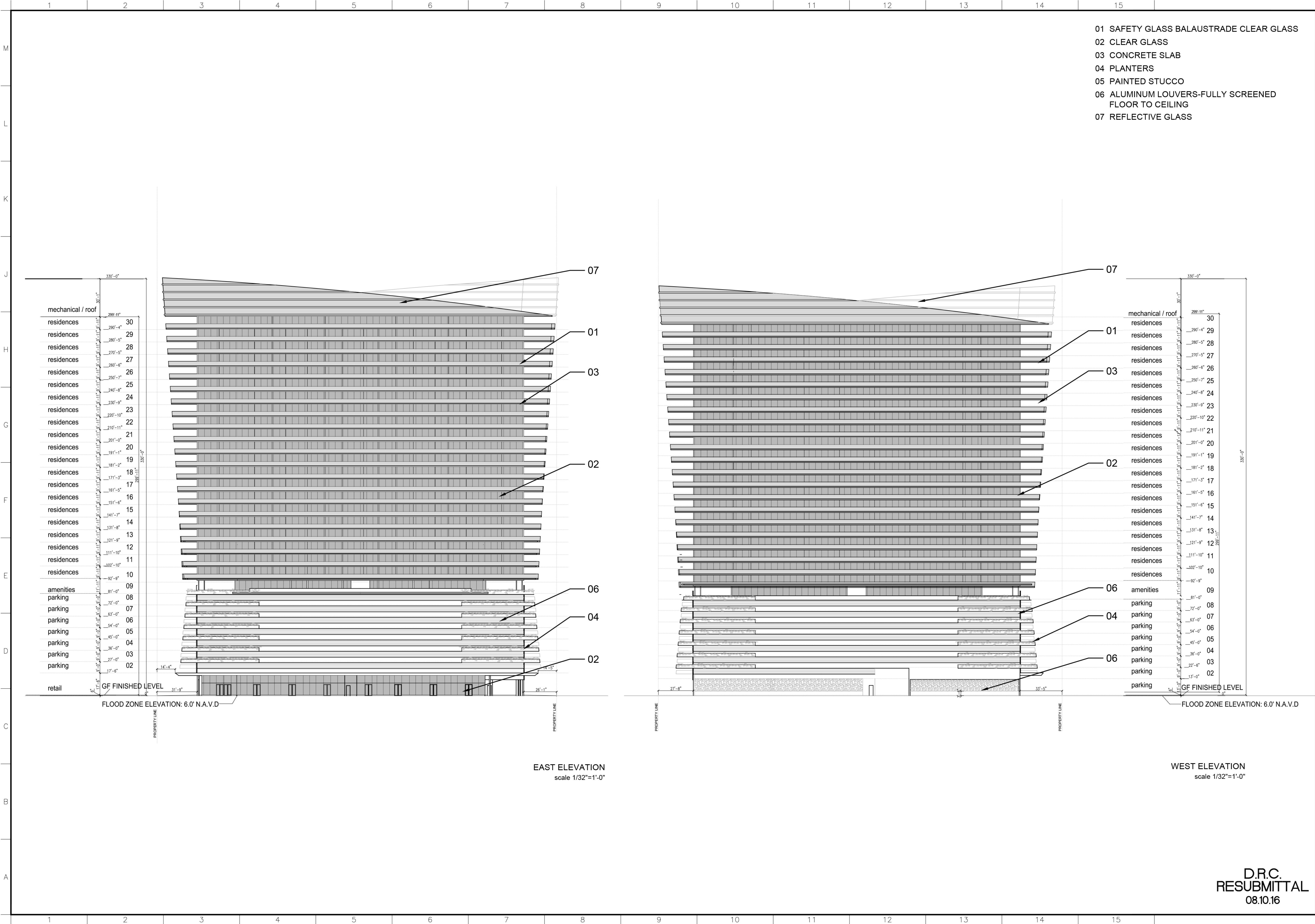
Scale	1/16"=1'-0"
Project No.	15083.00
Date	08.10.16

Principal:	JCC
Project Director:	
Project Manager:	SMN
Drafted by:	SMN
Checked by:	

Sheet No.

A1.07

D.R.C.
RESUBMITTAL
08.10.16



- 01 SAFETY GLASS BALAUSTRADE CLEAR GLASS
- 02 CLEAR GLASS
- 03 CONCRETE SLAB
- 04 PLANTERS
- 05 PAINTED STUCCO
- 06 ALUMINUM LOUVERS-FULLY SCREENED FLOOR TO CEILING
- 07 REFLECTIVE GLASS

RLCArchitects

14 SE 4th Street, Suite 200, Ft. Lauderdale, FL 33302
Tel: 954.333.6555 Fax: 954.333.6007
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JUAN C. CAYCEDO, AIA

MG100 TOWER

100 SOUTH FEDERAL HWY.

HALLANDALE, FLORIDA 33009

REVISIONS	
1. DEC. 11.05.15	
2. DEC. 05.16.16	
3. DEC. RESUBMITTAL 08.11.16	
4. DEC. RESUBMITTAL 09.09.16	
5. DEC. RESUBMITTAL 09.09.16	
6. DEC. RESUBMITTAL 09.09.16	
7. DEC. RESUBMITTAL 09.09.16	
8. DEC. RESUBMITTAL 09.09.16	
9. DEC. RESUBMITTAL 09.09.16	

Drawing Title

WEST/EAST ELEVATION

Scale 1/32"=1'-0"

Project No. 15083.00

Date 08.10.16

Principal: JCC

Project Director: JCC

Project Manager: SMN

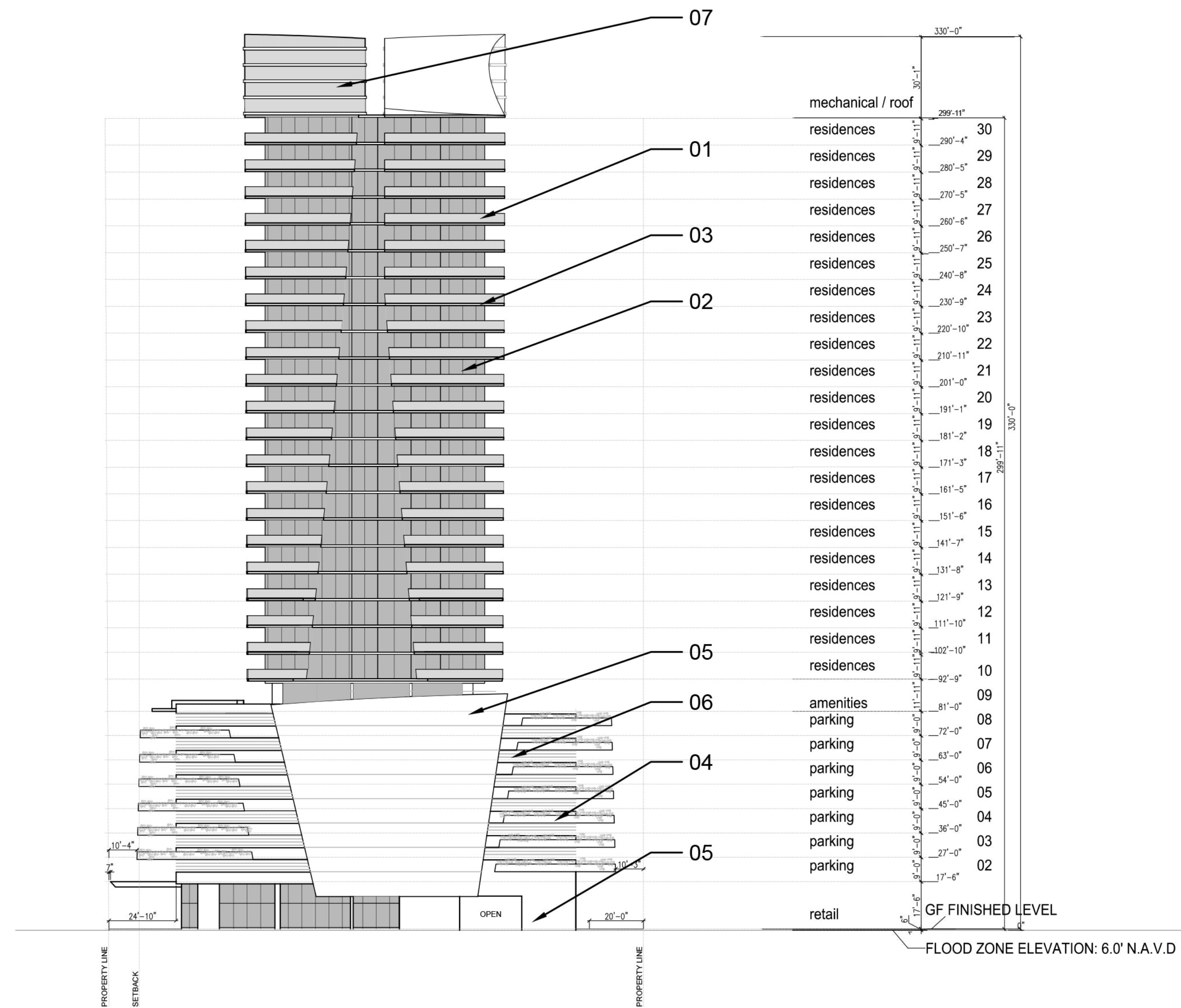
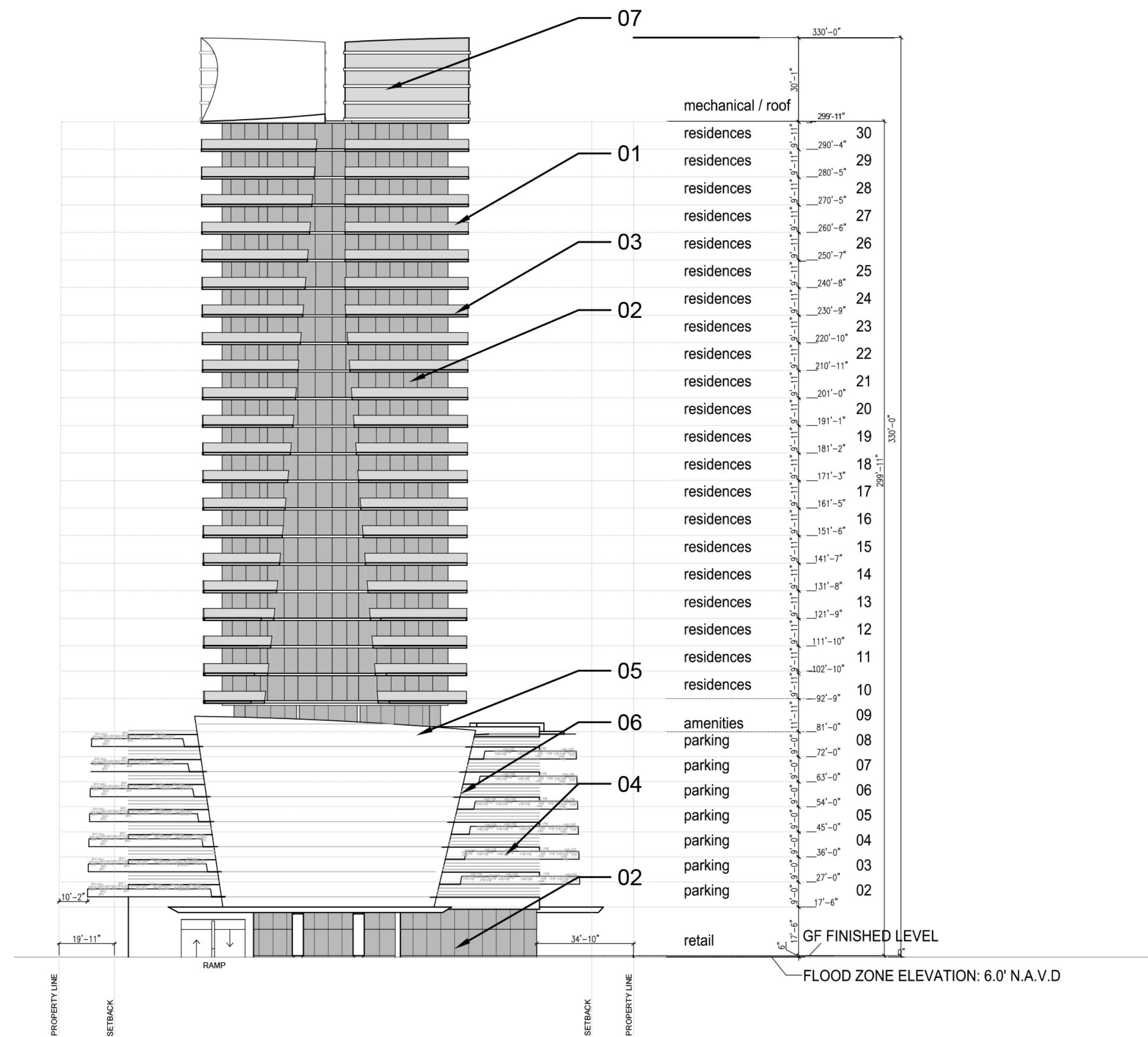
Drafted by: SMN

Checked by:

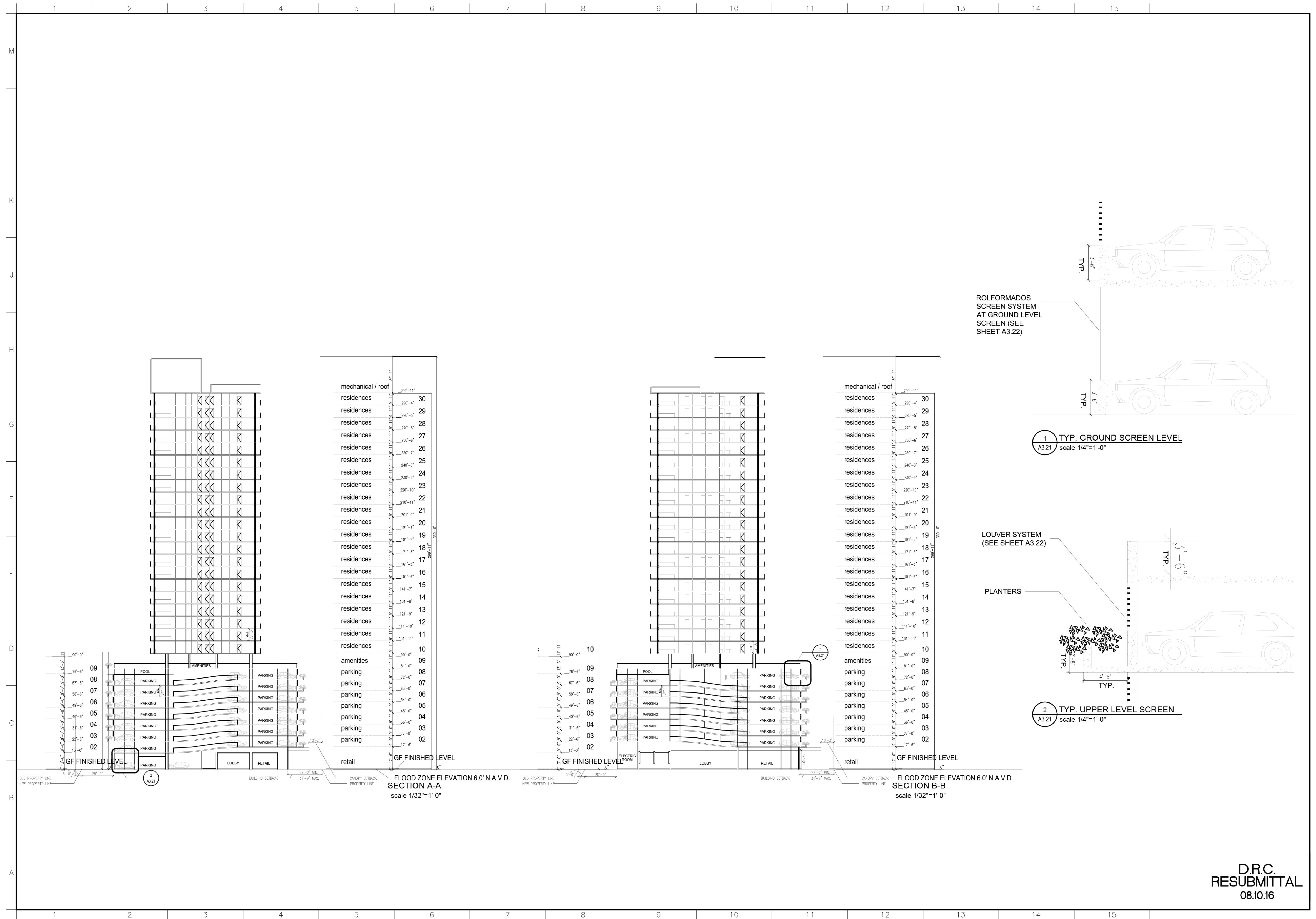
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A3.11

D.R.C.
RESUBMITTAL
08.10.16



- 01 SAFETY GLASS BALAUSTRADE CLEAR GLASS
- 02 CLEAR GLASS
- 03 CONCRETE SLAB
- 04 PLANTERS
- 05 PAINTED STUCCO
- 06 ALUMINUM LOUVERS-FULLY SCREENED FLOOR TO CEILING
- 07 REFLECTIVE GLASS



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JUAN C. CAYCEDO AIA

MG100 LOWER
100 SOUTH FEDERAL HWY.
HALLANDALE, FLORIDA 33009

1 DRC. 11.05.15
2 DRC. 05.13.16
3 DRC. RESUBMITAL 08.11.16
4 DRC. RESUBMITAL 09.09.16
5
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9

rawing Title

SECTION A-A
SECTION B-B
SECTION C-C

cale	As Noted
roject No.	15083.00
ate	08.10.16

Principal: JCC
Project Director:
Project Manager: SMN
Drafted by: SMN
Checked by:

Sheet No.

A3.21

D.R.C.
RESUBMITTAL
08.10.16

LIGHT FIXTURES



PGX LED
Label A



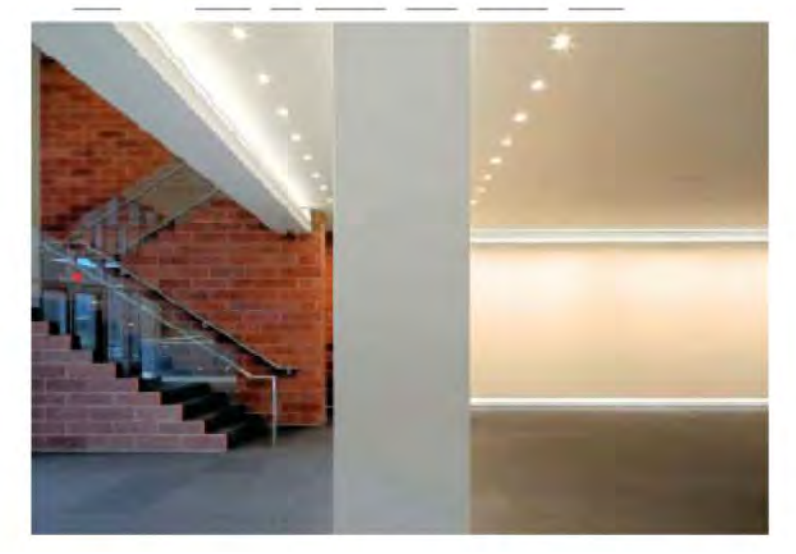
RS35-LE3
Label B



RZR-WM1
Labels C,C1,D



1020-B1-10
Label E

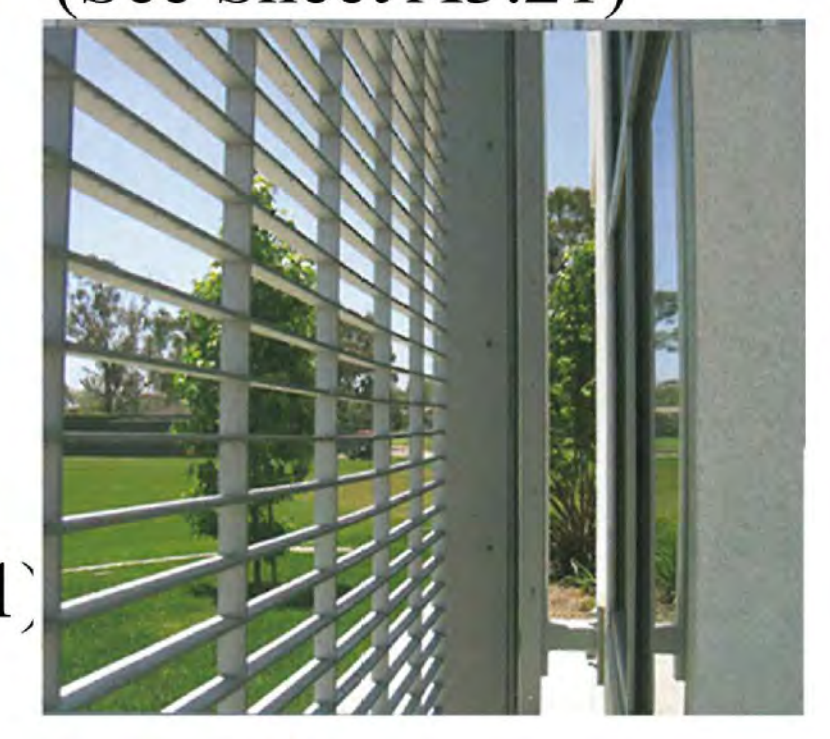


BUILDING SYSTEMS



Ground Level Garage Screen (See Sheet A3.21)

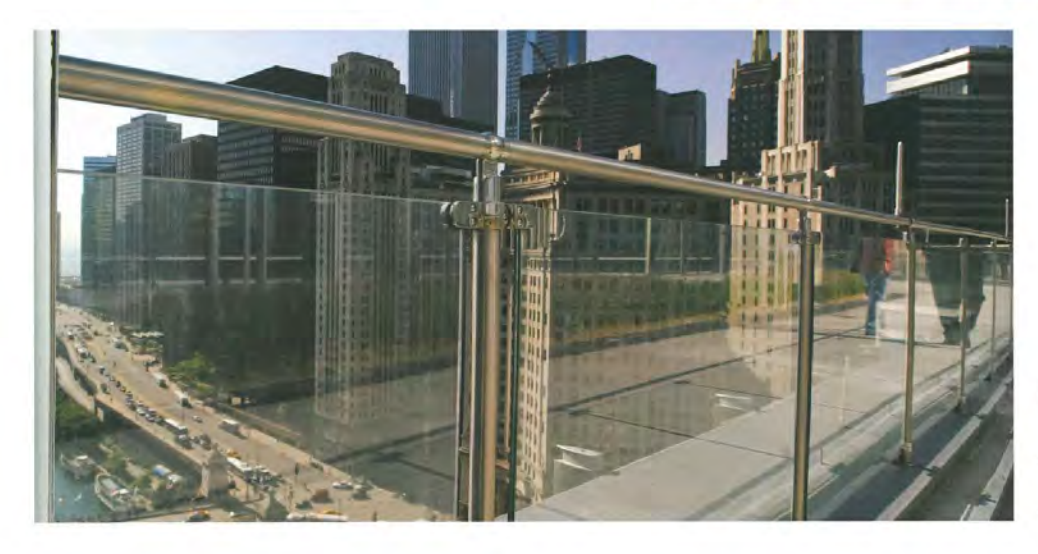
Upper Level
Garage Louver System
(See Sheet A3.21)



Mechanical
Screen



Glass



Glass
Railing

URBAN FURNITURE



Bike Rack



Benches



Planters



Trash



Sherwin Williams
Pure White SW 7006

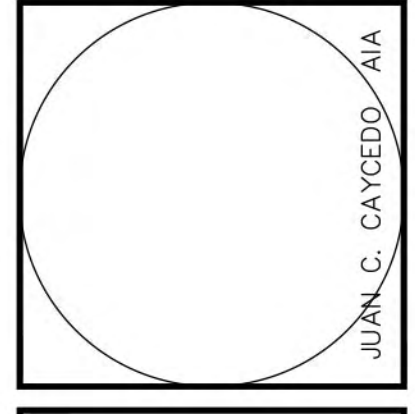
Sherwin Williams
Extra White SW 7005

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2	D.R.C. 05.13.16
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4	D.R.C. RESUBMITTAL 09.09.16
5	D.R.C. RESUBMITTAL 09.09.16

Drawing Title
MATERIAL BOARD

Scale
Project No. 15083.00
Date 08.10.16

Principal: JCC
Project Director: SMN
Project Manager: SMN
Drafted by: SMN
Checked by:

Sheet No.
A3.22



SOUTH ELEVATION
scale NTS



SOUTH EAST STREET VIEW
scale NTS

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08.10.16

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3	D.R.C. RESUBMITTAL 08.11.16
4	D.R.C. RESUBMITTAL 09.09.16
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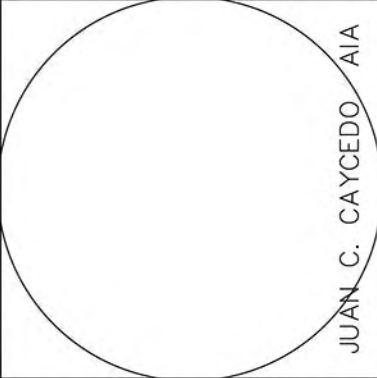
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RENDERED SOUTH ELEVATION/ SOUTHEAST VIEW	
Scale	1/16"=1'-0"
Project No.	15083.00
Date	08.10.16

Principal:	JCC
Project Director:	
Project Manager:	SMN
Drafted by:	SMN
Checked by:	

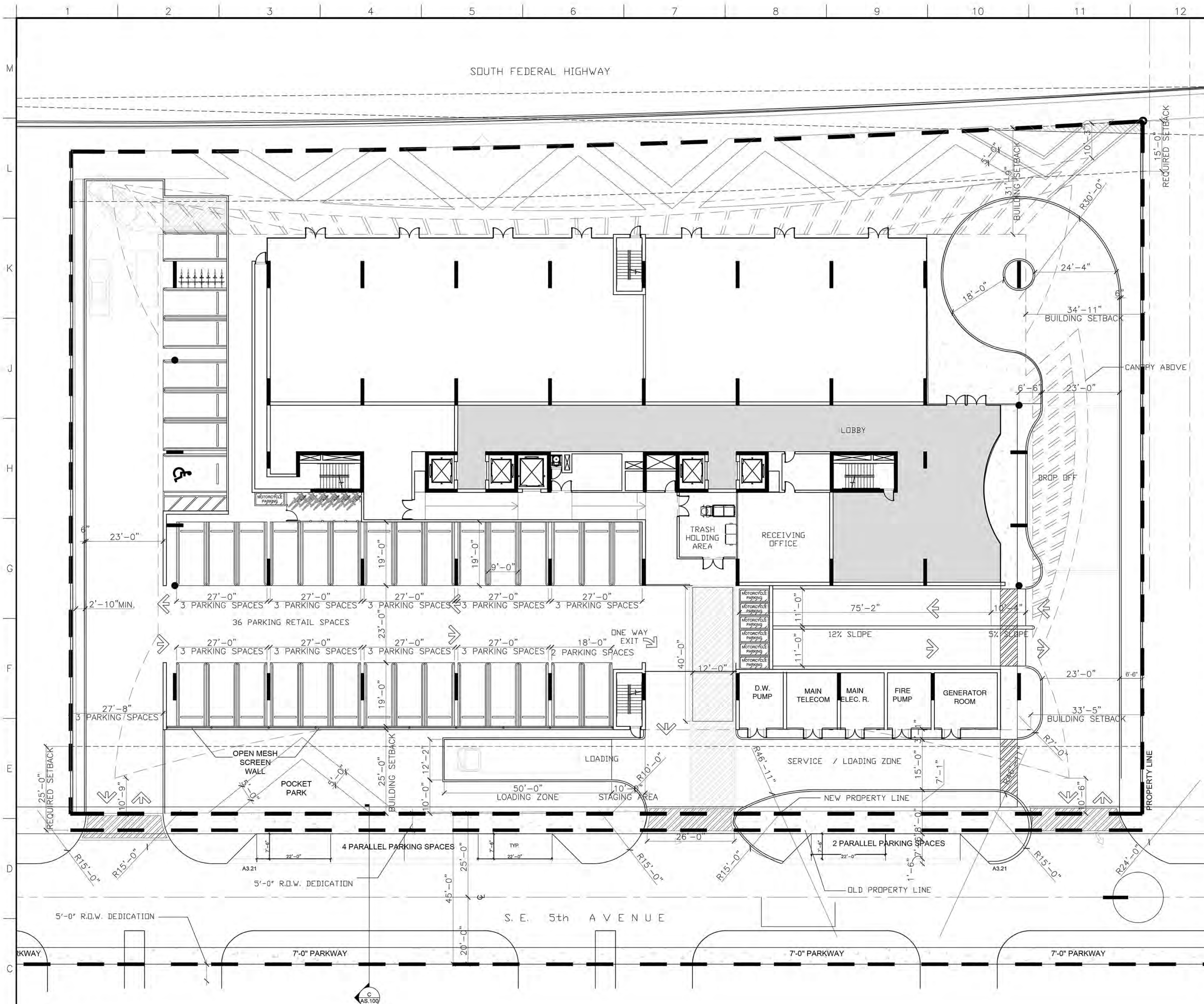
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A3.32

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MG100 TOWER

100 SOUTH FEDERAL HIGHWAY
HALLANDALE, FLORIDA 33009
MIXED USE BUILDING
HALLANDALE BEACH, FLORIDA

MG FEDERAL LLC
100 SOUTH FEDERAL HIGHWAY, FLORIDA 33009

SITE PLAN DATA

PROPOSED MIXED USE BUILDING

ZONING B-L:Business Limited District; BG:Business General; PRD:Planned Re-Development District Overlay
PDD: Planned Development District Overlay

FLOOD ZONE 6.5 NGVD (6.0 NAVD)

AREA
SITE AREA: 65,754 SQ.FT. (1.51 ACRES)
SITE AREA: 64,154 SQ.FT. (1.47 ACRES) AFTER DEDICATION

	PERMITTED / REQUIRED	PROPOSED / PROVIDED
LANDSCAPE OPEN AREA	9,864 S.F. (15%)	14,379 S.F. (21.87%)
RESTAURANT AREA		5,487 G.F.A.
RETAIL AREA		4,116 G.L.A.
RESIDENTIAL AREA		409,375 S.F.
RESIDENTIAL DENSITY	35 DU/AC (MAX 52 FLEX)	195 U/AC
ONE BEDROOM UNIT		= 105
TWO BEDROOM UNIT		= 126
THREE BEDROOM UNIT		= 63
TOTAL		= 294

BLDG SETBACKS:		
FRONT	15' MAXIMUM	30'
REAR	25' MINIMUM	25'
SIDE	0'	30'-6"
SIDE (ADJOINING RESIDENTIAL)	0'-15' MINIMUM	N.A.
BUILDING HEIGHT	350' MAX	299'-11" (T.O. ROOF) 330'-00" (T.O. MECH. EQ. SCREEN)

PARKING REQUIREMENTS:			
USE / TYPE	SIZE / #	REQUIRED	PROVIDED
RESTAURANT (1/100 G.F.A.)	5,487 S.F.	55	55
RETAIL (1/300 G.L.A.)	4,116 S.F.	14	14
SUBTOTAL		69	69

RESIDENTIAL			
1 BEDROOM	(1.75/UNIT) 105 UNITS	184	
2 BEDROOM / DEN	(2.0/UNIT) 126 UNITS	252	
3 BEDROOM	(2.5/UNIT) 63 UNITS	158	
SUBTOTAL		594	
10% GUEST		60	
SUBTOTAL		654	576
TOTAL PARKING		723	645
H.C.		15 (INCLUDED)	16 (INCLUDED)

GROSS BUILDING AREA		
1st FLOOR		
RESTAURANT	5,487 G.F.A.	
RETAIL	4,116 G.L.A.	
PARKING/SUPPORT	21,545 S.F.	
SUB-TOTAL		31,148 S.F.
2nd FLOOR		
3rd-8th FLOOR (TYP.)	37,887 S.F./LEVEL	30,924 S.F.
9th FLOOR (AMENITY)		10,264 S.F.
SUB-TOTAL		299,658 S.F.
10th-30th FLOOR (RESIDENTIAL)		
	18,981 S.F.	398,601 S.F.
		TOTAL
		698,259 S.F.

NUMBER OF FLOORS:	
RETAIL	= 1 LEVEL
PARKING	= 8 LEVELS (INCLUDING PARTIAL GROUND FLOOR)
RESIDENTIAL	= 21 LEVELS (INCLUDING AMENITY DECK)
TOTAL FLOORS	= 30 LEVELS

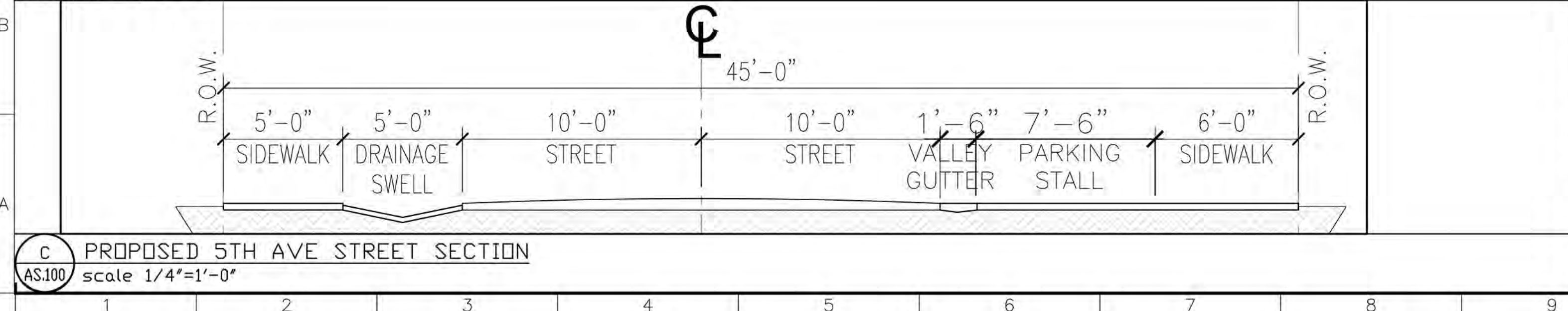
GENERAL NOTES:-

- BUILDING HEIGHT TO BE MEASURED FROM 18" ABOVE CROWN OF ADJACENT STREETS.
- ALL ROOF AND GROUND-MOUNTED EQUIPMENT WILL BE SCREENED WITH LANDSCAPE AND FENCING MATERIAL.
- NO STRUCTURAL SUPPORTS ARE TO BE LOCATED IN THE SETBACKS.
- BALCONY PROJECTIONS/PLANTERS ARE PROJECTING 11'-6" IN THE REQUIRED SETBACKS.
- NO LIGHT POLES ON PLAN.

Site plan should be used for reference only. Refer to civil drawings for construction of site and to the horizontal control plan for locating the buildings

1 SITE PLAN

AS1.00 SCALE: 1/16"=1'-0"



SECURITY/PUBLIC SAFETY NOTES

- BUILDINGS FOLLOW OPTED GUIDELINES. ALL ENTRY AND PARKING AREAS ARE WELL LIT ACCORDING TO CODE REQUIREMENTS.
- ALL PARKING GARAGE ELEVATOR VESTIBULES WILL BE SECURED THRU ACCESS CONTROL DEVICES AND SECURITY CAMERAS.
- GROUND LEVEL GARAGE TO BE FULLY OPEN AND EQUIPPED WITH SECURITY CAMERAS AND LIGHTS EXCEEDING MINIMUM FOOT CANDLES.
- ENTIRE SITE TO BE EQUIPPED WITH SECURITY CAMERAS.
- SECURITY GATES WILL BE INSTALLED SEPARATING SECOND LEVEL GARAGE FROM THE UPPER RESIDENTIAL GARAGE DECKS.

D.R.C.
RESUBMITTAL
08.10.16

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HALLANDALE, FLORIDA 33009

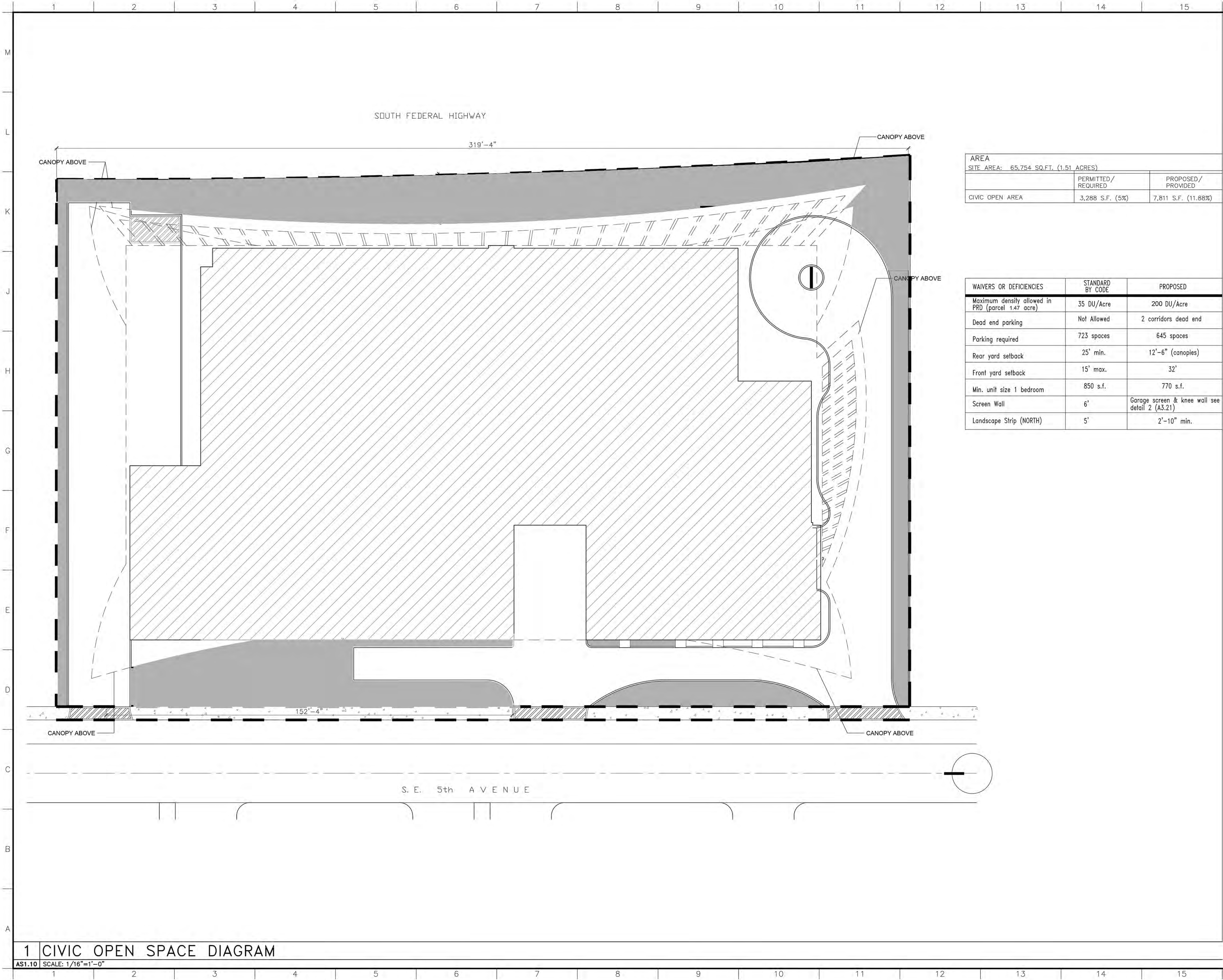
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2	DATE: 05.13.16
3	DATE: RESUBMITTAL 08.10.16
4	DATE: RESUBMITTAL 08.10.16
5	DATE: RESUBMITTAL 08.10.16

Drawing Title
SITE PLAN
INFORMATION

Scale 1/16"=1'-0"
Project No. 15083.00
Date 08/10/16

Principal: JCC
Project Director:
Project Manager: SMN
Drafted by: SMN
Checked by: JCC

Sheet No.
AS1.00



AREA		
SITE AREA: 65,754 SQ.FT. (1.51 ACRES)		
	PERMITTED / REQUIRED	PROPOSED / PROVIDED
CIVIC OPEN AREA	3,288 S.F. (5%)	7,811 S.F. (11.88%)

WAIVERS OR DEFICIENCIES	STANDARD BY CODE	PROPOSED
Maximum density allowed in PRD (parcel 1.47 acre)	35 DU/Acre	200 DU/Acre
Dead end parking	Not Allowed	2 corridors dead end
Parking required	723 spaces	645 spaces
Rear yard setback	25' min.	12'-6" (canopies)
Front yard setback	15' max.	32'
Min. unit size 1 bedroom	850 s.f.	770 s.f.
Screen Wall	6'	Garage screen & knee wall see detail 2 (A3.21)
Landscape Strip (NORTH)	5'	2'-10" min.

1 CIVIC OPEN SPACE DIAGRAM

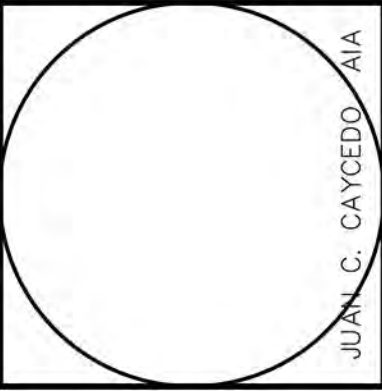
AS1.10 SCALE: 1/16"=1'-0"

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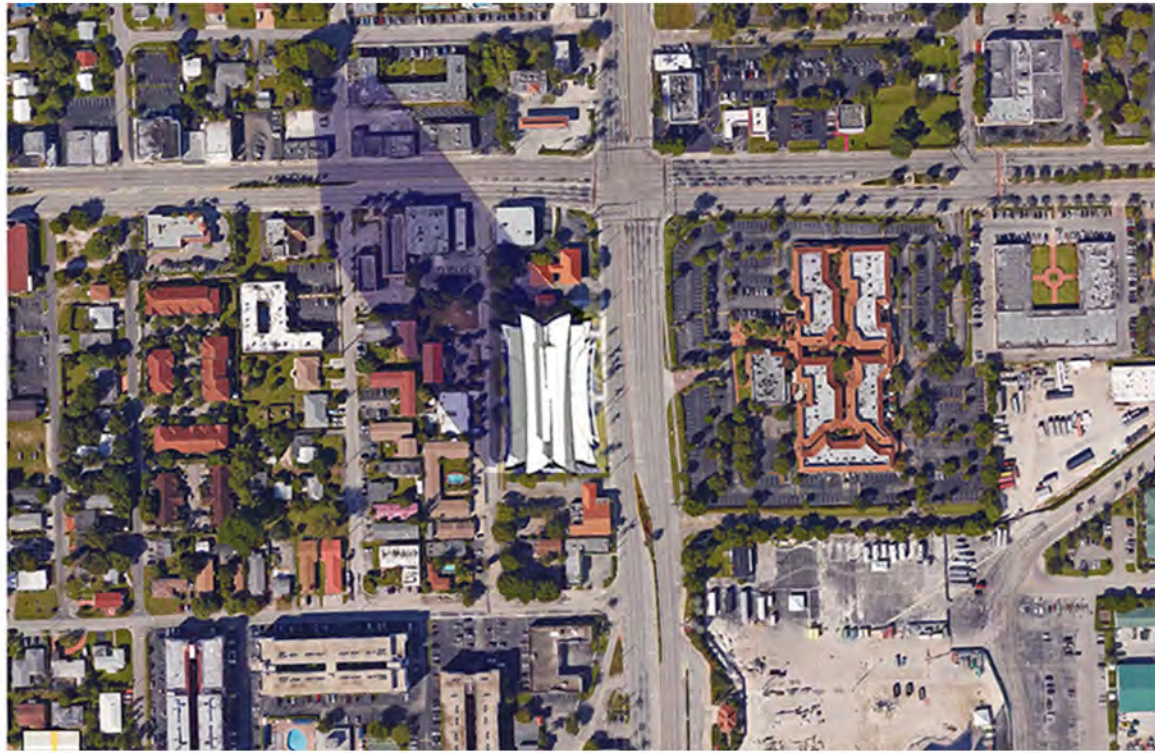
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3	D.R.C. RESUBMITTAL 08.10.16
4	D.R.C. RESUBMITTAL 05.09.16
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Drawing Title
**CIVIC
OPEN SPACE
DIAGRAM**

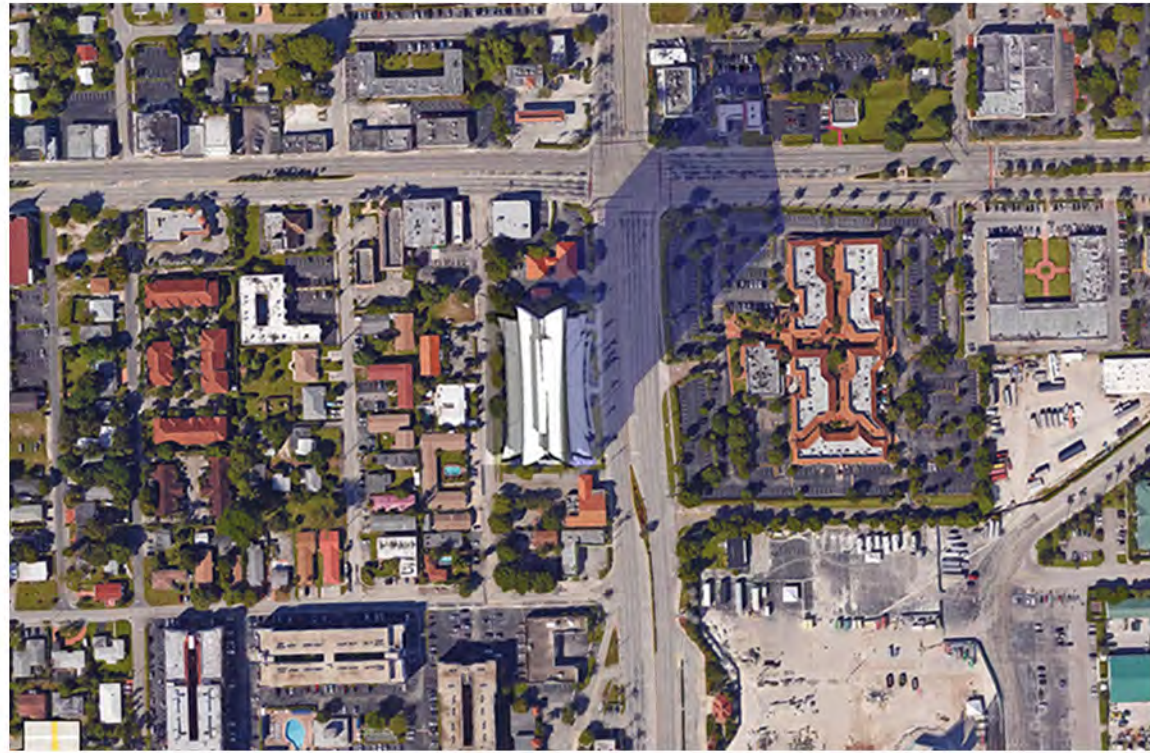
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Project No. 15083.00
Date 08/10/16

Principal: JCC
Project Director:
Project Manager: SMN
Drafted by: SMN
Checked by: JCC

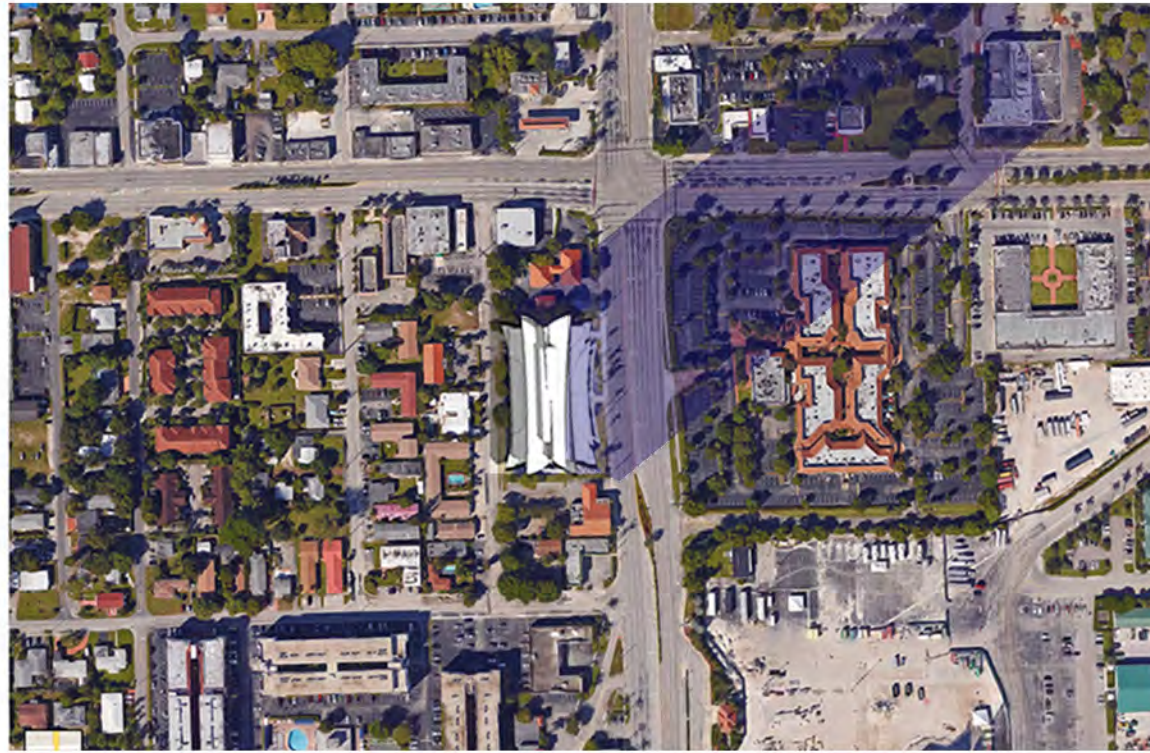
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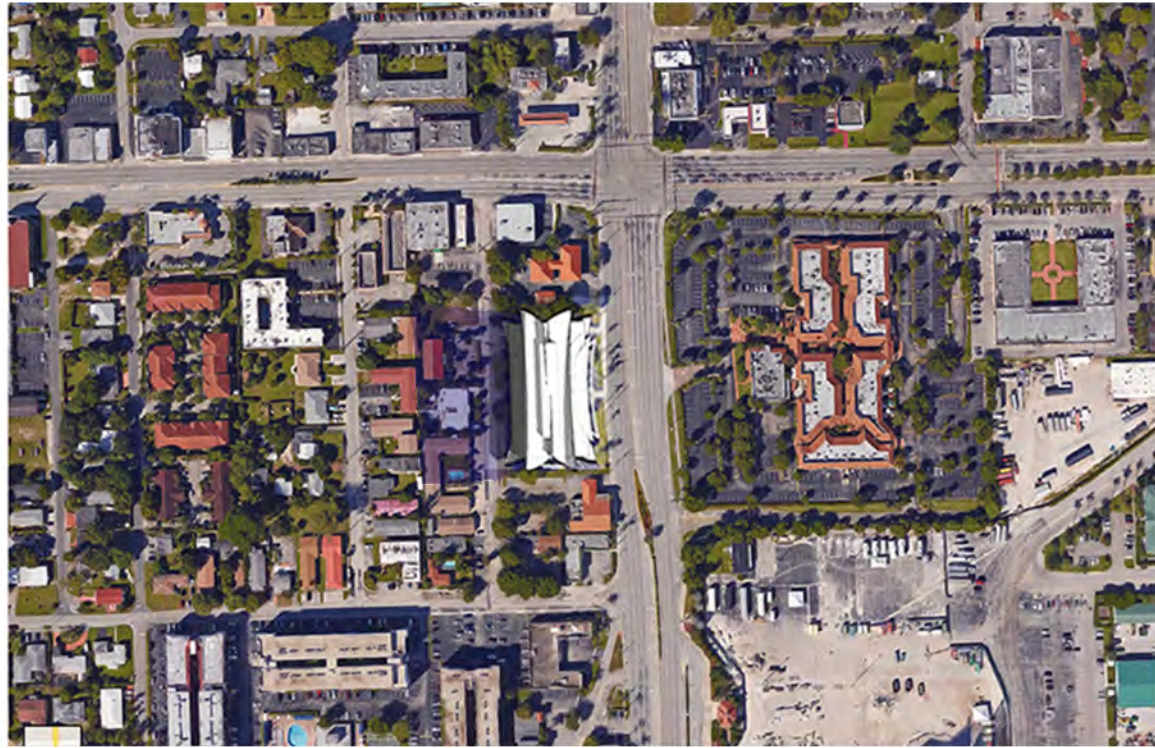
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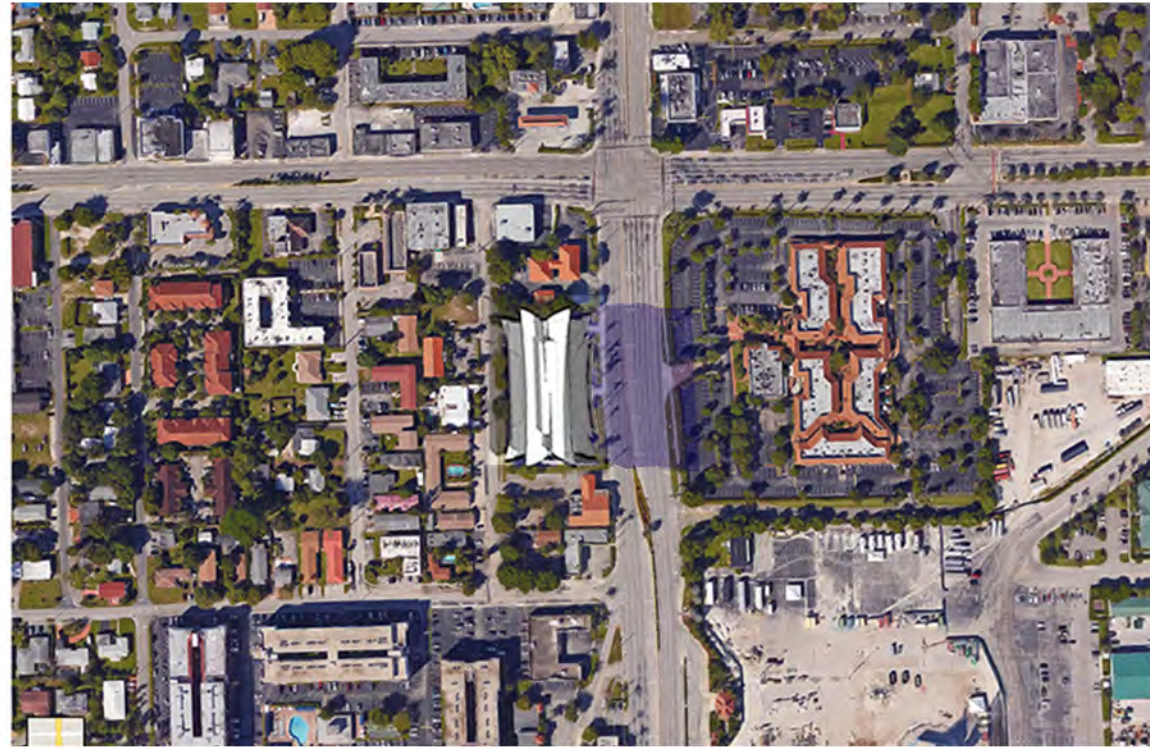
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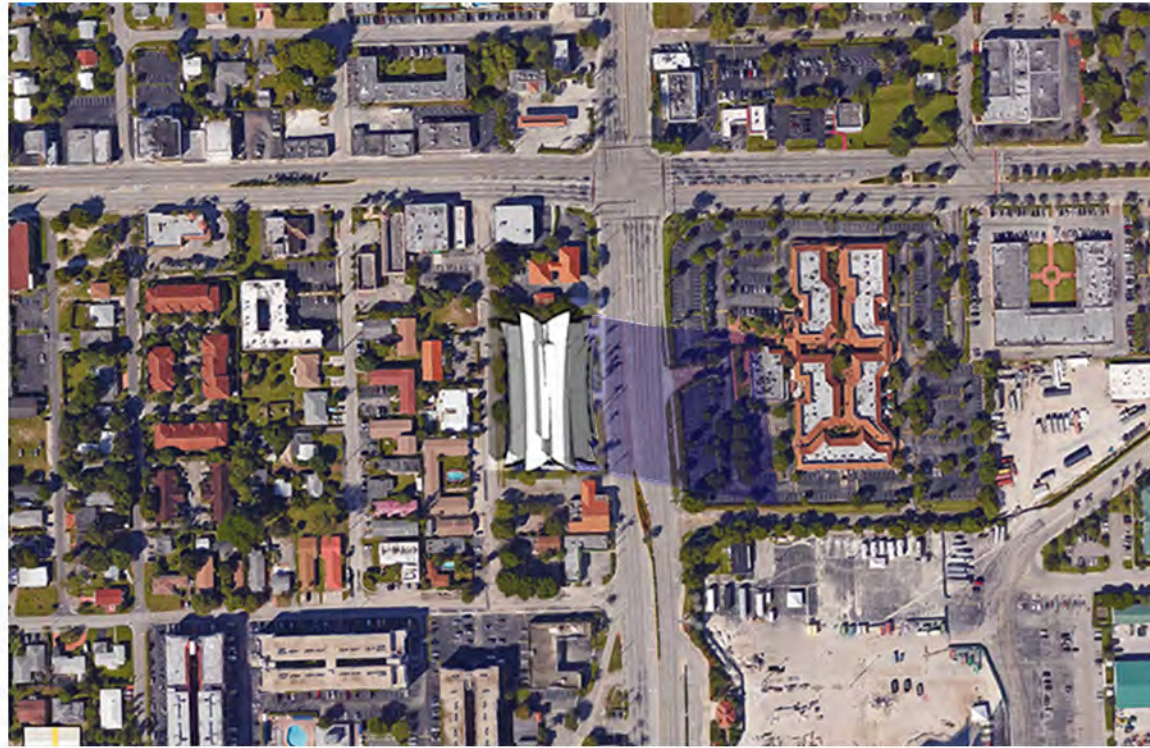
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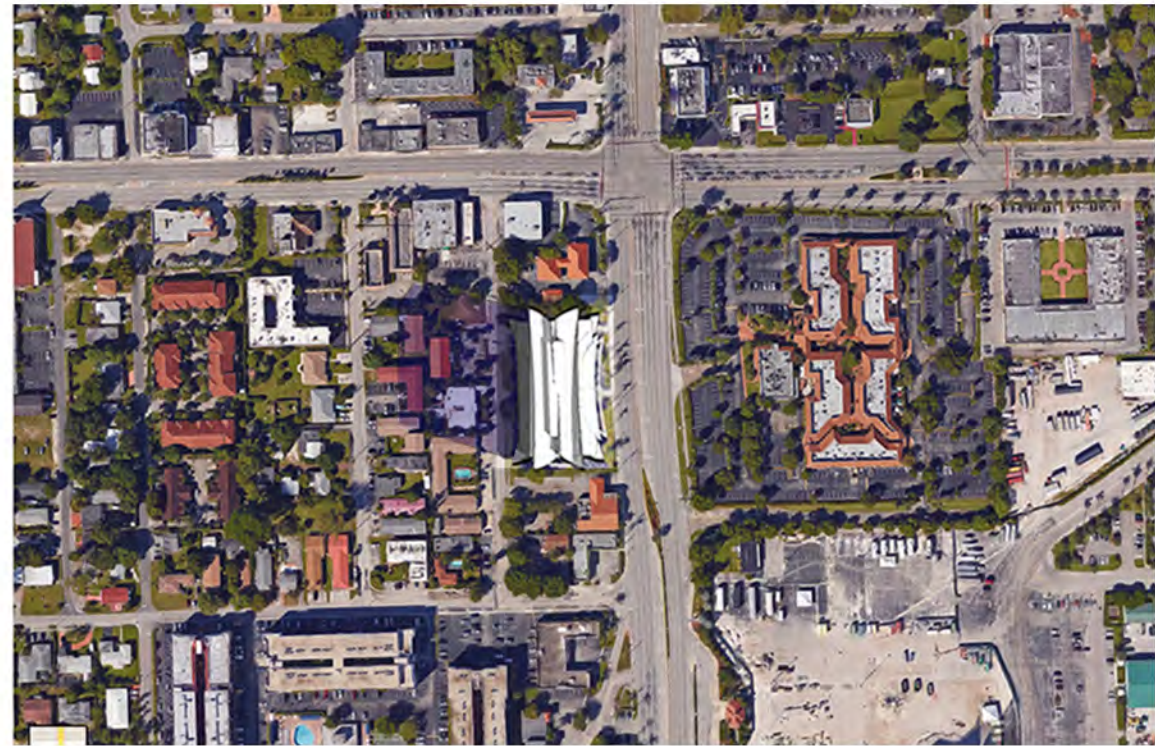
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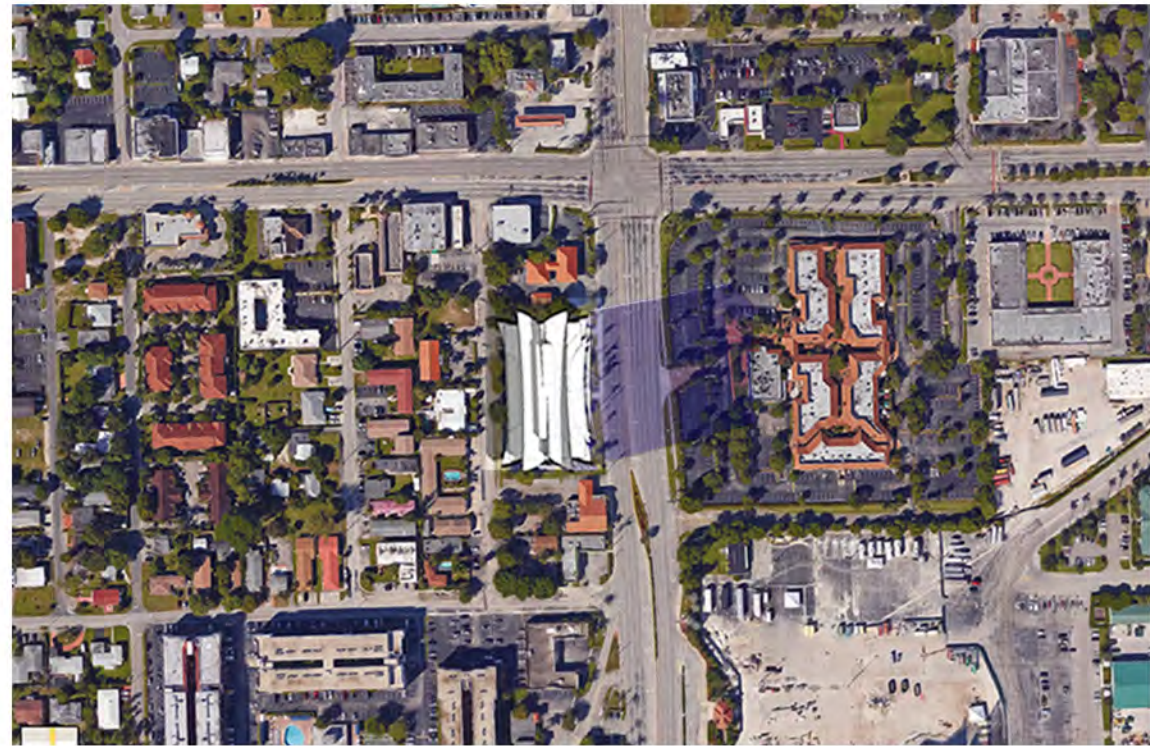
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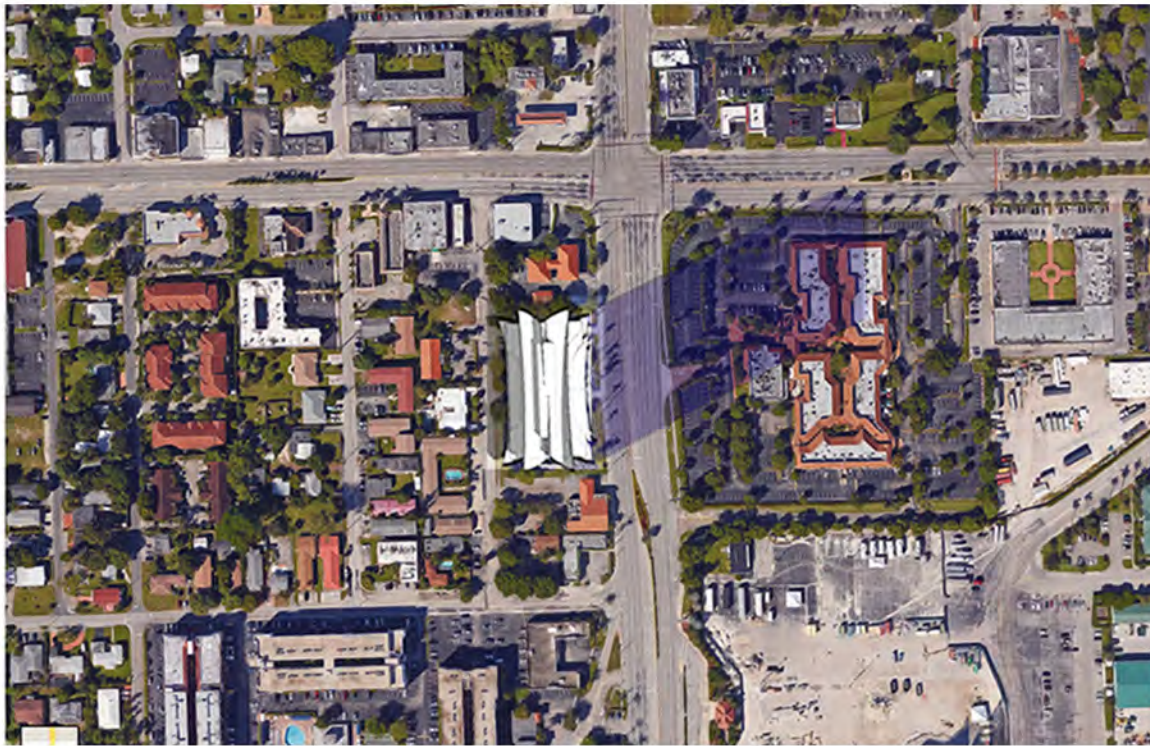
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08/01 10:00 AM



08/01 3:00 PM



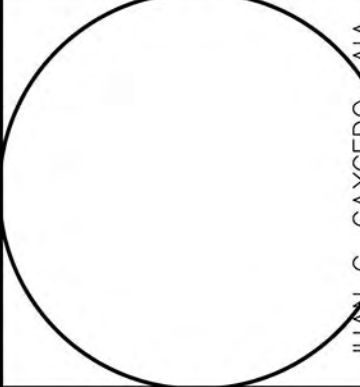
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5	
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Drawing Title
**SHADOW
STUDY**

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Project No. 15083.00
Date 08/10/16

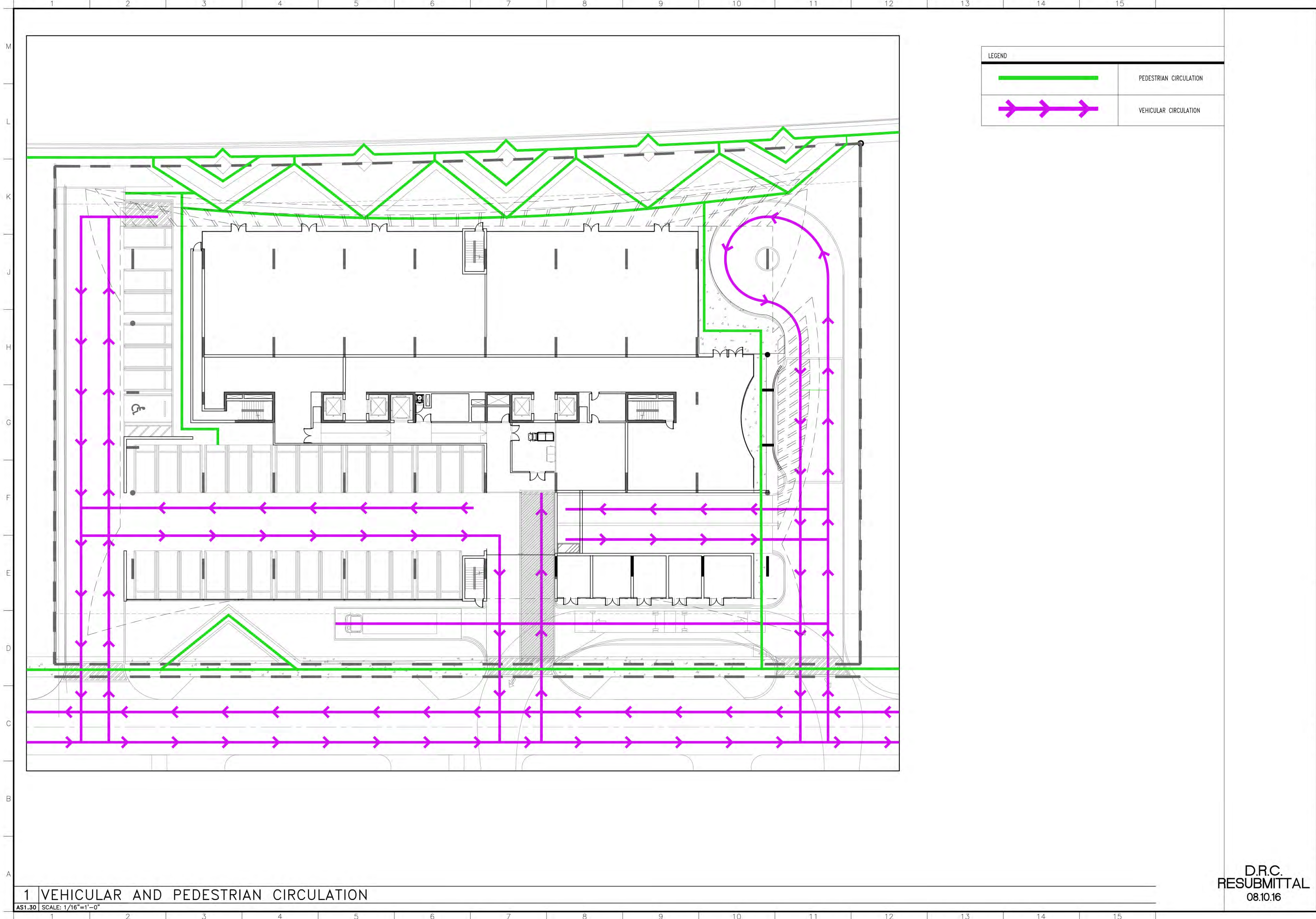
Principal: JCC
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Project Manager: SMN
Drafted by: SMN
Checked by: JCC

Sheet No.

AS1.20



**D.R.C.
RESUBMITTAL
08.10.16**



LEGEND	
	PEDESTRIAN CIRCULATION
	VEHICULAR CIRCULATION

1 VEHICULAR AND PEDESTRIAN CIRCULATION

AS1.30 SCALE: 1/16"=1'-0"

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08.10.16

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3	D.R.C. RESUBMITTAL 08.11.16
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6	D.R.C. RESUBMITTAL 09.09.16
7	D.R.C. RESUBMITTAL 09.09.16
8	D.R.C. RESUBMITTAL 09.09.16

Drawing Title
VEHICULAR AND PEDESTRIAN CIRCULATION

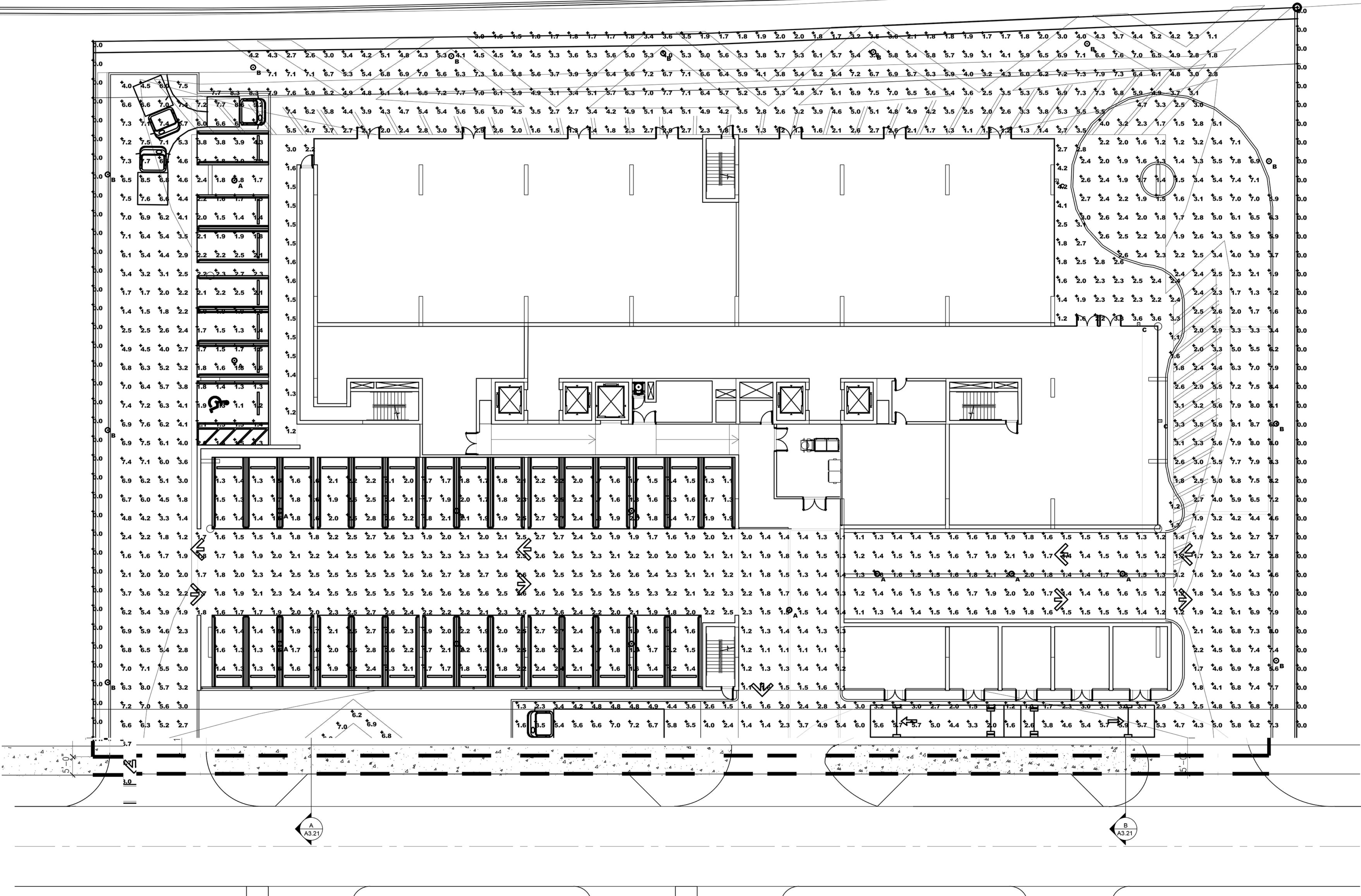
Scale: **1/16"=1'-0"**
Project No. 15083.00
Date 08/10/16

Principal: JCC
Project Director: SMN
Project Manager: SMN
Drafted by: SMN
Checked by: JCC

Sheet No.
AS1.30

Luminaire Schedule						
Project: MG100 TOWER - GROUND FLOOR_REV 1 03/07/2016						
Symbol	Qty	Label	Manufacturer	Description	Lum. Lumens	LLF Lum. Watts
	12	A	Lithonia Lighting	PGX LED P3 50K T5R MVOLT MH: 13'-6" & 18'-0" CEILING MOUNT A.F.F	5711	0.855 58
	15	B	Lumenpulse inc.	RS35-LE3-145L MH: 12'-0" POLE MOUNT A.F.F.	9773	0.855 151.75
	3	C	U.S. Architectural Lighting	RZR-WM1-1V-FT-20PLED-700mA-NW MH: 12'-0" WALL MOUNT A.F.F.	4163	0.855 43.4

Calculation Summary						
Project: MG100 TOWER - GROUND FLOOR_REV 1 03/07/2016						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE NORTH	Illuminance	Fc	0.00	0.0	0.0	N.A.
PROPERTY LINE SOUTH	Illuminance	Fc	0.00	0.0	0.0	N.A.
SIDEWALK	Illuminance	Fc	4.07	8.3	1.1	3.70
SIDEWALK WEST	Illuminance	Fc	5.35	7.0	1.1	4.86
COVERED PARKING	Illuminance	Fc	2.06	9.2	1.1	1.87
ROADS	Illuminance	Fc	4.28	8.7	1.1	3.89



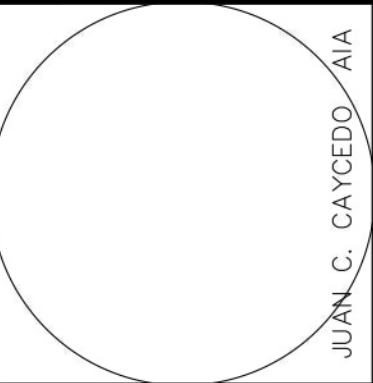
1 SITE PLAN PHOTOMETRICS

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

D.R.C.
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08.10.16

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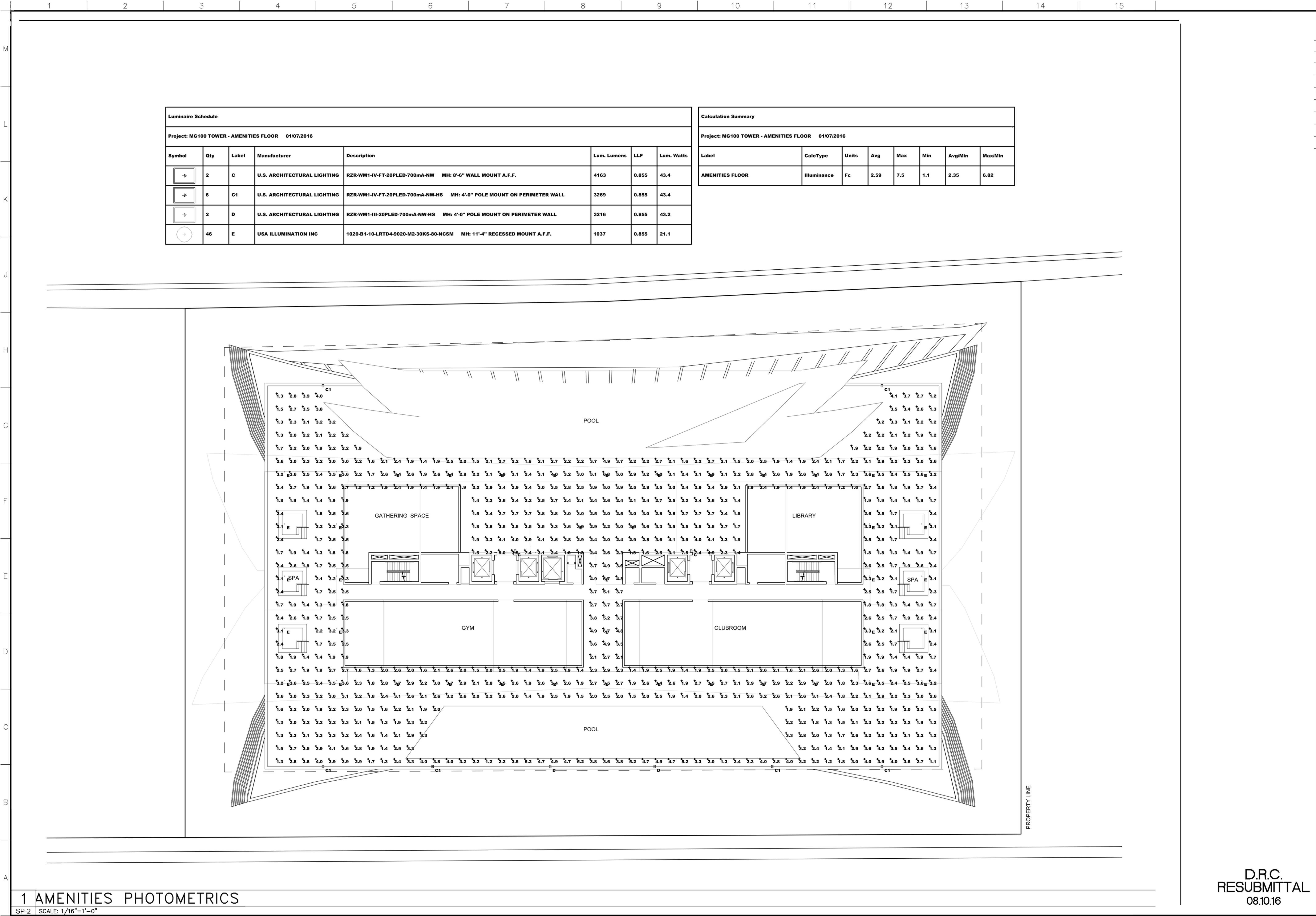
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1	DRC 11/05/15
2	DRC 05/13/16
3	DRC RESUBMITTAL 08/10/16
4	DRC RESUBMITTAL 09/29/16

Drawing Title
SITE PLAN
PHOTOMETRICS

Scale 1/16"=1'-0"
Project No. 15083.00
Date 08.10.16

Principal: JCC
Project Director:
Project Manager: SMN
Drafted by: SMN
Checked by:

Sheet No.
SP-1



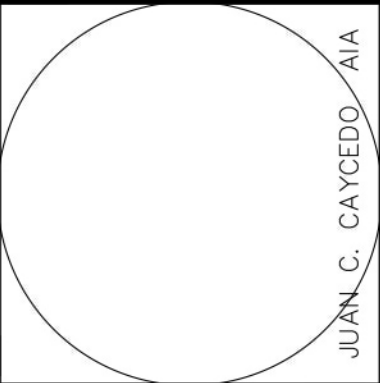
Luminaire Schedule						
Project: MG100 TOWER - AMENITIES FLOOR 01/07/2016						
Symbol	Qty	Label	Manufacturer	Description	Lum. Lumens	LLF Lum. Watts
	2	C	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-IV-FT-20PLED-700mA-NW MH: 8'-6" WALL MOUNT A.F.F.	4163	0.855 43.4
	6	C1	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-IV-FT-20PLED-700mA-NW-HS MH: 4'-0" POLE MOUNT ON PERIMETER WALL	3269	0.855 43.4
	2	D	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-III-20PLED-700mA-NW-HS MH: 4'-0" POLE MOUNT ON PERIMETER WALL	3216	0.855 43.2
	46	E	USA ILLUMINATION INC	1020-B1-10-LRTD4-9020-M2-30KS-80-NCSM MH: 11'-4" RECESSED MOUNT A.F.F.	1037	0.855 21.1

Calculation Summary						
Project: MG100 TOWER - AMENITIES FLOOR 01/07/2016						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
AMENITIES FLOOR	Illuminance	Fc	2.59	7.5	1.1	2.35 6.82

RLC Architects

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Web: www.rlcarchitects.com

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MG100 TOWER

100 SOUTH FEDERAL HWY.
HALLANDALE, FLORIDA 33009

REVISIONS	
1	DRC 11/05/15
2	DRC 05/13/16
3	DRC RESUBMITTAL 08/10/16
4	DRC RESUBMITTAL 07/29/16
5	
6	
7	
8	

Drawing Title

AMENITIES
PHOTOMETRICS

Scale 1/16"=1'-0"

Project No. 15083.00

Date 08.10.16

Principal: JCC

Project Director:

Project Manager: SMN

Drafted by: SMN

Checked by:

Sheet No.

SP-2

D.R.C.
RESUBMITTAL
08.10.16