



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Site Plan

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):

04-13-15 P04:54 IN

Project Name Atlantic Margate Medical Center		
Address (Bldg 1- 6101 W. Atlantic Blvd) (Bldg 2 - 513 Melaleuca Drive)		DRC # 64-15-08
Acreage Site 1 - 1.11 acres Site 2 -0.235 acres	Folio Number Bldg 1 -4841 36 02 0060 Bldg 2 - 4841 36 02 0080	Paid: 41,000.00
Existing Use Office buildings		
Legal Description See attached - Exhibit A and Exhibit B		

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that the site would need to be rezoned to CF-1, and a new site plan would need to be approved by the City of Margate.
(Bldg 1 - 6101 W. Atlantic Blvd., SF: 48,344 Acreage: 1.11 acres)(Bldg 2 - 513 Melaleuca Drive, SF: 10,246 Acreage: 0.235 acres)

Agent/Contact Name Jerome Lehman	
Address 660 E. Hillsboro Blvd. #105 Deerfield Beach, FL 33441	
Phone Number 561-995-8887	Fax Number 954-919-1502
Email Address jlehman@lehmanre.com	

Property Owner Name See attached - Exhibit C and Exhibit D	
Address See attached - Exhibit C and Exhibit D	
Phone Number See attached - Exhibit C and Exhibit D	Fax Number
Email Address See attached - Exhibit C and Exhibit D	

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 ½ of the Margate City Code.

Please see Exhibits C & D

Property Owner's Signature

April 14, 2015

Date

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: CONEILL 4/14/15 00 Receipt no: 99728

Type	SvcCd	Description	Amount
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$1000.00

OASIS INTERNATIONAL
POMPANO BEACH
P.O. BOX 551242
DAVIE, FL 33355
954-972-3959
RE: 6101 W. ATLANTIC BLVD.
AND 513 MELALEUCA DRIVE

Tender detail
CK Ref#: 9237 \$1000.00
Total tendered: \$1000.00
Total payment: \$1000.00

Trans date: 4/14/15 Time: 13:44:43

HAVE A GREAT DAY!

Exhibit A

Project: Atlantic Margate Medical Center

Building 1

6101 Atlantic Blvd, Margate, FL

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 8, 9, 10, 11, 12, AND 14 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14; THENCE 01°04'32" WEST, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 98.00 FEET; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 12 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 80.07 FEET; THENCE SOUTH 01°04'32" EAST, ALONG A LINE 5.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 12, A DISTANCE OF 78.00 FEET; THENCE NORTH 89°45'43" EAST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 109.00 FEET; THENCE NORTH 01°04'31" WEST, A DISTANCE OF 29.49 FEET; THENCE NORTH 89°45'43" EAST, A DISTANCE OF 36.15 FEET; THENCE SOUTH 01°04'31" EAST, ALONG THE EAST LINE OF LOTS 11 AND 12, SAID LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF MELALEUCA DRIVE, A DISTANCE OF 187.57 FEET; THENCE SOUTH 44°02'29" WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 89°48'39" WEST, A DISTANCE OF 202.41 FEET (THE LAST TWO COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY OF ATLANTIC BOULEVARD); THENCE NORTH 01°04'32" WEST, ALONG A LINE 2.50 FEET WEST OF THE WEST LINE OF SAID LOT 9, A DISTANCE OF 116.17 FEET; THENCE SOUTH 89°45'43" WEST, A DISTANCE OF 5.99 FEET; THENCE NORTH 01°04'32" WEST, A DISTANCE OF 10.85 FEET; THENCE NORTH 29°43'41" EAST, A DISTANCE OF 24.61 FEET; THENCE NORTH 60°16'19" WEST, A DISTANCE OF 4.79 FEET; THENCE NORTH 01°04'32" WEST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 11.44 FEET TO THE POINT OF BEGINNING.

(BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH 89°48'39" EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD- U.S.441). SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,

Exhibit B

Project: Atlantic Margate Medical Center

Building 2

513 Melaeuca Drive, Margate, FL

LEGAL DESCRIPTION:

THAT PORTION OF LOT 12 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 1; THENCE NORTH $89^{\circ}45'43''$ EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}45'43''$ EAST, ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 145.15 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH $01^{\circ}04'31''$ EAST, ALONG THE EAST LINE OF SAID LOT 12, ALSO BEING THE WEST RIGHT OF WAY LINE OF MELALEUCA DRIVE, A DISTANCE OF 48.51 FEET; THENCE SOUTH $89^{\circ}45'43''$ WEST, A DISTANCE OF 36.15 FEET; THENCE SOUTH $01^{\circ}04'32''$ EAST, A DISTANCE OF 29.49 FEET; THENCE SOUTH $89^{\circ}45'43''$ WEST, ALONG A LINE 20.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 109.00 FEET; THENCE NORTH $01^{\circ}04'32''$ WEST, ALONG A LINE 5.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLE TO THE WEST LINE OF SAID LOT 12, A DISTANCE OF 78.00 FEET TO THE POINT OF BEGINNING.

(BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH $89^{\circ}48'39''$ EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD- U.S.441).

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

Exhibit C

Project Name: **Atlantic Margate Medical Center**

Address: Northwest corner of Atlantic Boulevard and Melaeluca Drive (NW 61st Avenue)

Building 1

Folio Number: 4841 36 02 0060
Site Address: 6101 W Atlantic Boulevard, Margate
Property Owner: BLCM LLC
Mailing Address: 1025 NW 17 AVE #A1
Delray Beach, FL 33445
Phone Number: 561-2895480
Fax Number: 561-819-1009
Email Address: bleoni@alarmpartners.com

In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that site would need to be rezoned to CF-1, and a new site plan would need to be approved by the City of Margate.

Acreage 1.11 Acres

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 ½ of the Margate City Code.

BLCM LLC

BY: 

Charles May, Member

Date

3/27/15

Exhibit D

Building 2

Atlantic Margate Medical Center

Northwest corner of Atlantic Boulevard and Melaleuca Drive (NW 61st Avenue)

Building 2

Folio Number 4841 36 02 0080
Site Address: 513 Melaleuca Drive, Margate
Property Owner: Katz, Robert & Lisa Nalven
Mailing Address: 2131 SW 27 Lane
Fort Lauderdale FL 33312

phone Number: 954-599-6700
Fax Number: N/A
Email Address: robert.n.katz@gmail.com

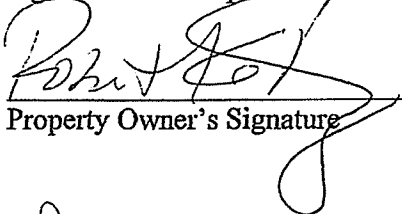
Abbreviated Legal Description:

HAMMON HEIGHTS SEC 2 34-46 B LOT 12 LESS POR DESC IN OR 28879/684 BLK 1

In order to convert the use of existing office buildings to an inpatient medical treatment facility, it was determined that site would need to be rezoned to CF-1, and a new site plan would need to be approved by the City of Margate.

Acreage 0.235 Acres

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16-7 of the Margate City Code.


Property Owner's Signature

3/27/15
Date



3/27/15

BLCM LLC
1025 NW 17th Avenue, #A-1
Deerfield Beach, Florida 33445

TO WHOM IT MAY CONCERN:

This letter is to acknowledge and affirm that BLCM, LLC hereby appoints Jerome Lehman as its agent for all matters relating to the rezoning of our property at 6101 W Atlantic Blvd, Margate, FL 33063 with the authority to testify and execute documents related thereto.

BLCM LLC

BY:

A handwritten signature in black ink, appearing to read "Charles May", is written over a horizontal line.

Charles May, Member

$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$

PROJECT SCOPE

THE EXTERIOR WORK IS LIMITED TO THE ENCLOSURE OF THE EXISTING ELEVATOR/STAIRWAY FOR SECURITY PURPOSES. THE INTERIOR WORK INVOLVES A COMPLETE INTERIOR RENOVATION AND RECONSTRUCTION.

THE BUILDING WILL HOUSE THE COMMON FUNCTIONS (INTAKE, RECEPTION, OFFICES, COUNSELING, KITCHEN, LAUNDRY, GYM) ON THE FIRST FLOOR AND PATIENT FUNCTIONS ON THE SECOND FLOOR.

FIRST FLOOR: 5,000 S.F.

SECOND FLOOR: 10,000 S.F.



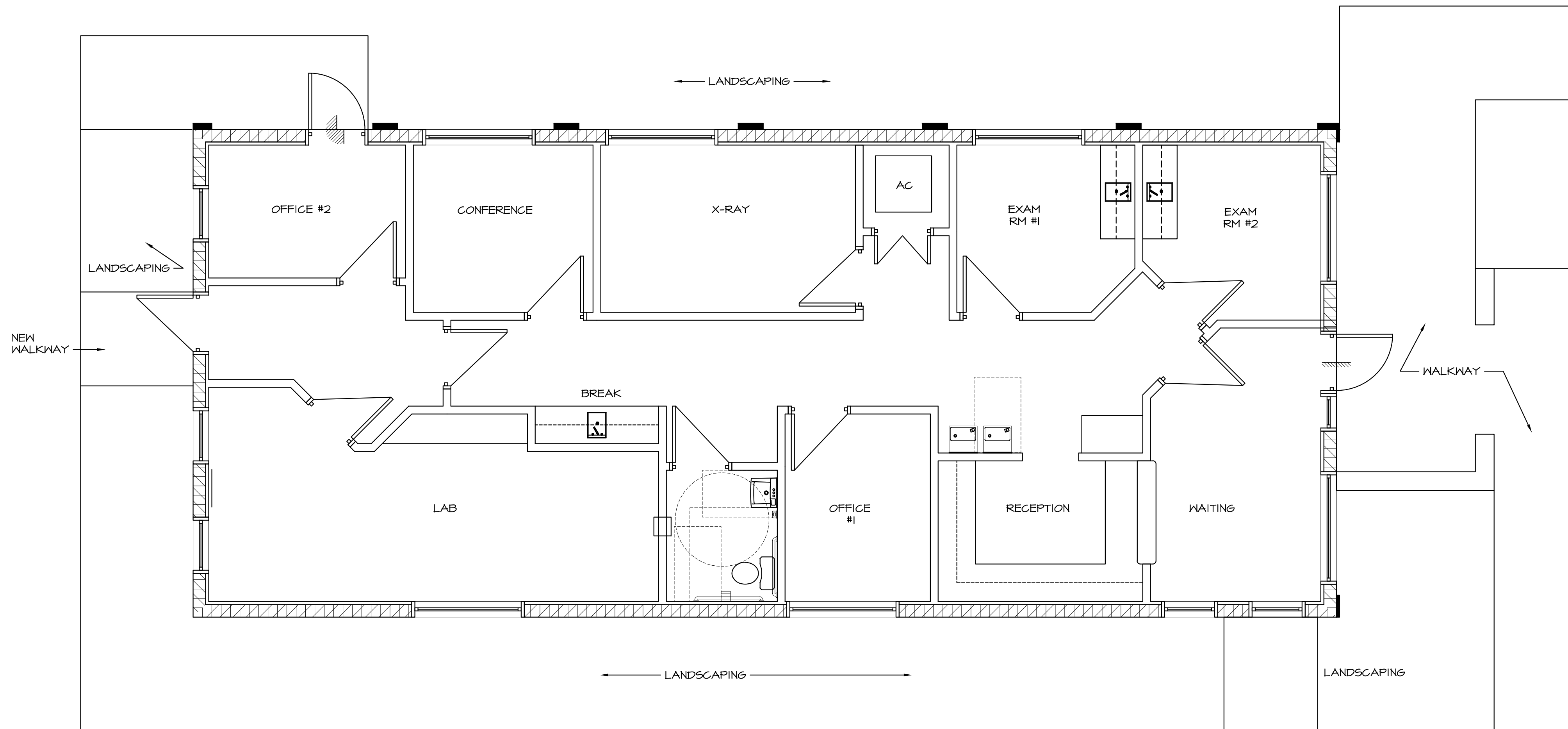
NORTH VIEW



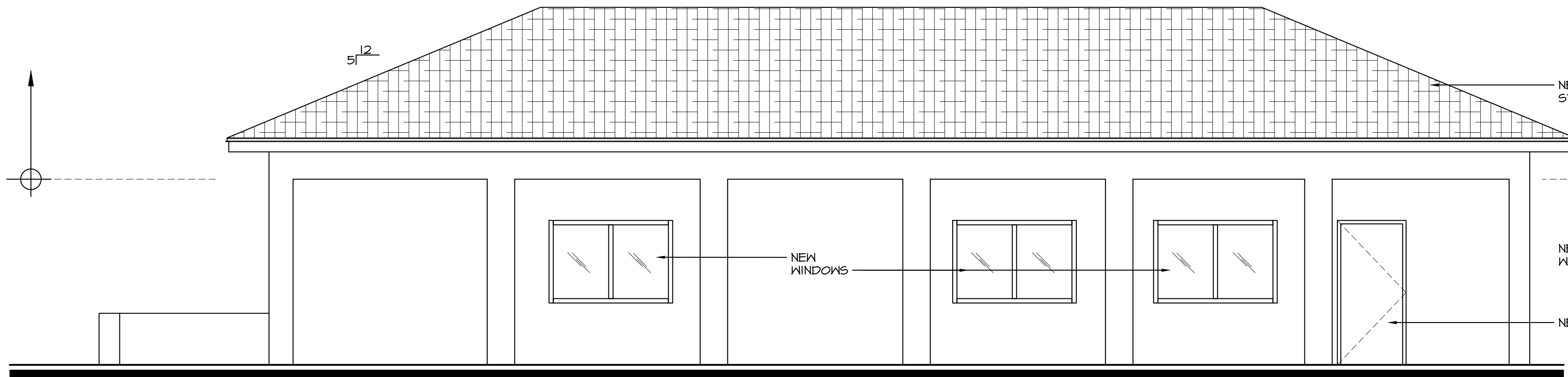
EAST VIEW



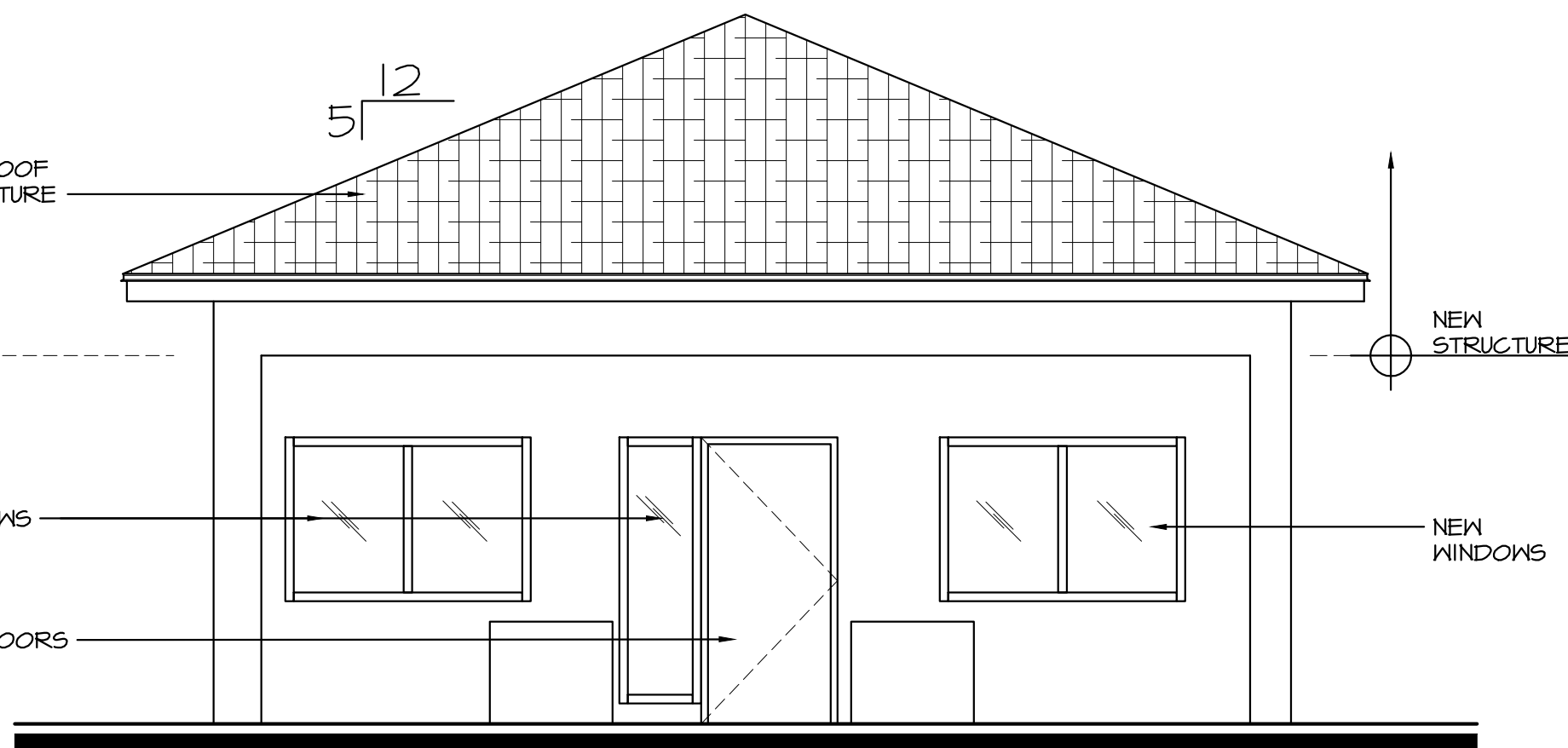
NORTH VIEW



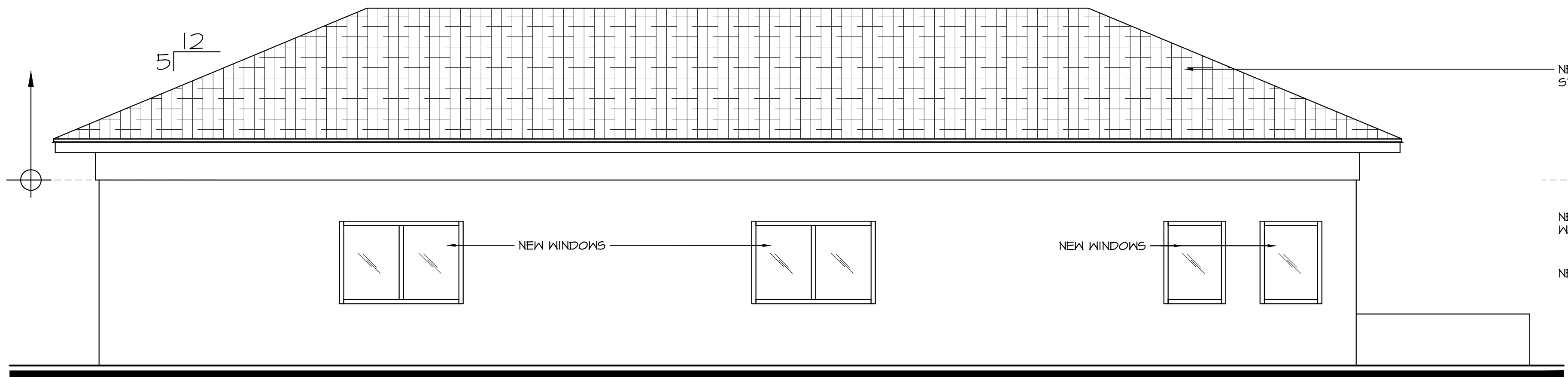
FLOOR PLAN
1/4"=1'-0"



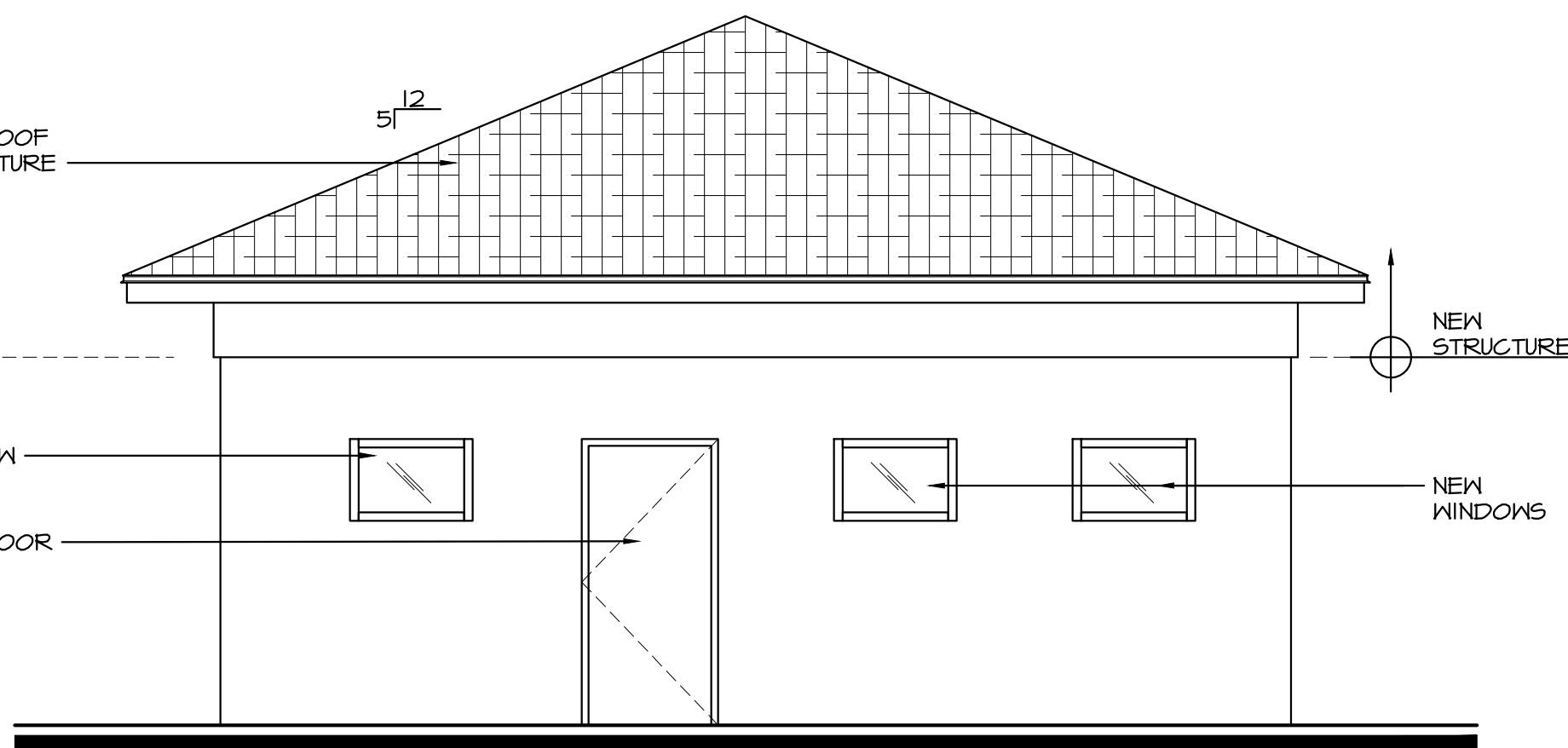
NORTH
1/4"=1'-0"



EAST
1/4"=1'-0"



SOUTH
1/4"=1'-0"



WEST
1/4"=1'-0"

PROJECT SCOPE

THE WORK INCLUDES REMOVAL OF EXISTING FLAT ROOF STRUCTURE, REPLACING IT WITH A PITCHED ROOF WHICH WILL BE MORE IN KEEPING WITH THE RESIDENTIAL NATURE OF THE NEIGHBORHOOD. THE BALANCE OF THE EXTERIOR MODIFICATIONS ARE LIMITED TO INFILLING EXISTING DOORS AND REPLACING ALL EXISTING WINDOWS AND DOORS. THE INTERIOR WORK INVOLVES A COMPLETE INTERIOR RENOVATION AND RECONSTRUCTION.

THE BUILDING WILL HOUSE AN URGENT CARE FACILITY, AS A LAB OPERATION TO FACILITATE ON-SITE TESTING, A CRITICAL ASPECT OF THIS FACILITY. .

BUILDING AREA: 1,700 S.F.

anderson
architecture, inc.

399 CAMINO GARDENS BLVD.
SUITE 202
BOCA RATON, FLORIDA 33432
V: 561.362.0220
F: 561.362.0224
www.andersonarchitecture.com

consultant:

seal:

eric anderson

INTERIOR TENANT RENOVATION
OASIS DETOX

601 W ATLANTIC BLVD.
MARGATE, FL 33063

revision:

date:

commission: 15-023
principal: ERIC ANDERSON
project manager: CH-RL

file name: 15023-A-001-FP1
date: 04-13-2015

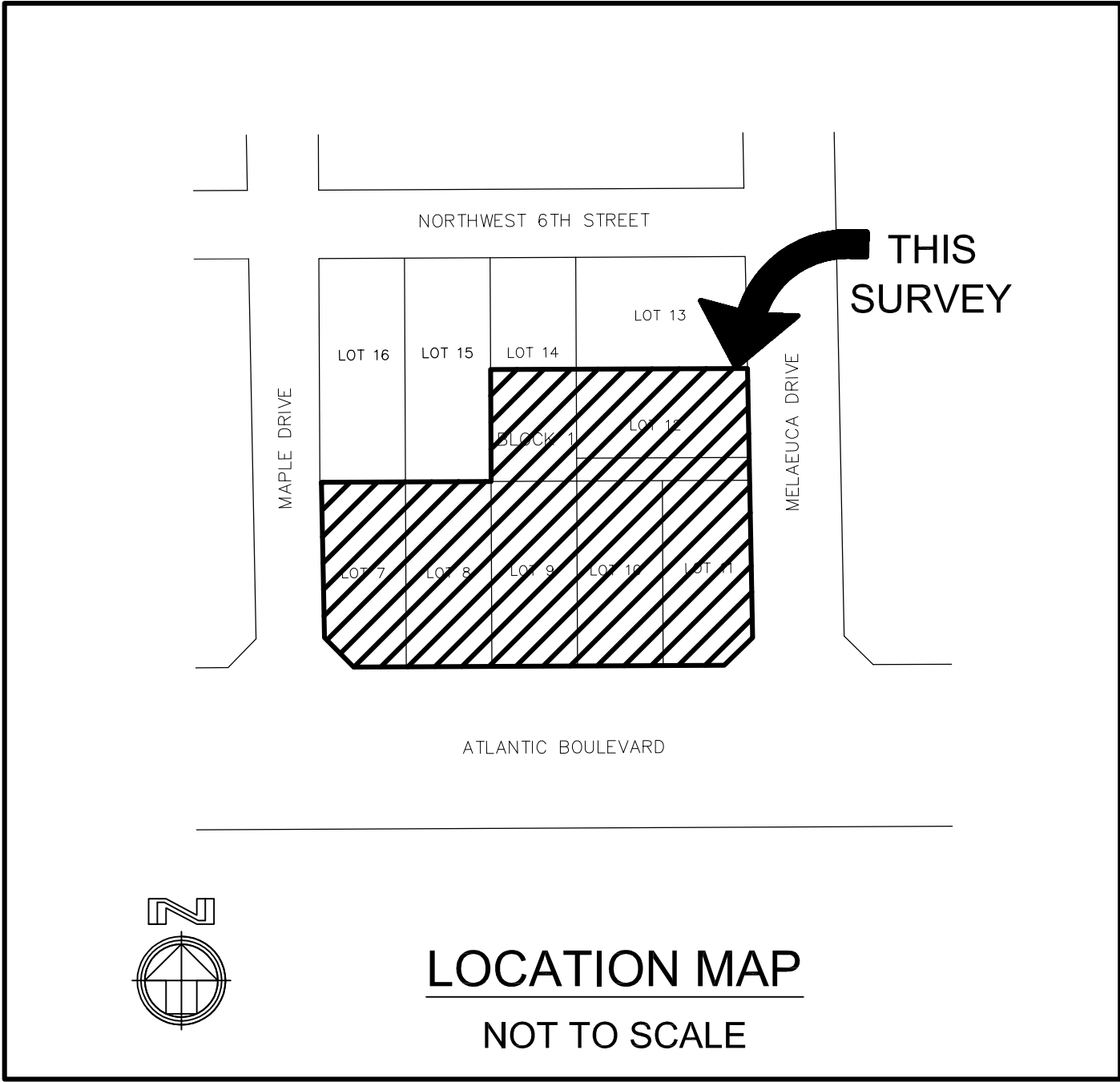
title: PROPOSED FLOOR PLAN
AND ELEVATIONS

2

of: 2 A

AA C001997

TREE TABLE (PER LANDSCAPE ARCHITECT - JBC PLANNING AND DESIGN)							
NO.	COMMON NAME	BOTANICAL NAME	DBH(INCHES)	HEIGHT (FEET)	CANOPY SPREAD	DISPOSITION	NOTES
1064	CHINESE FAN PALM	LIVISTONIA SPP.	12	14	N/A	REMAIN	GOOD CONDITION, UNDER POWER LINE.
1065	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1066	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1067	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1058	WASHINGTONIAN PALM	WASHINGTONIA ROBUSTA	10	35	N/A	REMOVE	GOOD CONDITION. SUBJECT TO BREAKAGE IN OPEN AREA.
1057	WASHINGTONIAN PALM	WASHINGTONIA ROBUSTA	10	35	N/A	REMOVE	GOOD CONDITION. SUBJECT TO BREAKAGE IN OPEN AREA.
1047	CABBAGE PALM	SABAL PALMETTO	10	12	N/A	REMAIN	GOOD CONDITION.
1048	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1049	CABBAGE PALM	SABAL PALMETTO	10	18	N/A	REMAIN	GOOD CONDITION.
1050	CABBAGE PALM	SABAL PALMETTO	10	26	N/A	REMAIN	GOOD CONDITION.
1040	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1041	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1042	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	DAMAGE AT BASE OF TRUNK.
1033	CABBAGE PALM	SABAL PALMETTO	10	15	N/A	REMAIN	GOOD CONDITION.
1031	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1032	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1529	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1530	CABBAGE PALM	SABAL PALMETTO	10	28	N/A	REMOVE	"HAZARD; HEAD BENT IN HALF, LEANING TOWARDS BUILDING."
1531	CABBAGE PALM	SABAL PALMETTO	10	30+	N/A	REMAIN	GOOD CONDITION.
1526	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1527	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	GOOD CONDITION.
1528	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1524	LIVE OAK	QUERCUS VIGINIANA	16	15	25	REMAIN	POOR CONDITION. FPL TOPPING FOR YEARS.
1523	LIVE OAK	QUERCUS VIGINIANA	10	15	10	REMAIN	POOR CONDITION. SEVERE FPL TRIMMING.
1480	LIVE OAK	QUERCUS VIGINIANA	6	20	10	REMAIN	GOOD CONDITION.
1111	MAHOGANY	SWETENIA MAHAGONI	14	25	20	REMAIN	GOOD CONDITION.
1197	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.
1196	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.
1195	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.
1194	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	4	15	10	REMOVE	FAIR CONDITION. OLD TREE.
1193	LIVE OAK QUERCUS	VIGINIANA	10	20	25	REMAIN	GOOD CONDITION.
1192	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	5	15	12	REMOVE	POOR CONDITION.
1191	LIVE OAK QUERCUS	VIGINIANA	10	25	15	REMAIN	FAIR CONDITION. FPL CONFLICT. EAST SIDE OF TREE CUT BY FPL.
1190	YELLOW TABEBUIA	TABEBUIA CARAIBA	9	18	10	REMOVE	HAZARD; STORM DAMAGE & FPL CUTTING; LEANING & OUT OF THE GROUND.
1189	WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS	5	12	12	REMOVE	POOR CONDITION. STORM DAMAGE. LEANING AND FALLING OUT OF THE GROUND.
1161	GREEN BUTTOnWOOD	CONOCARPUS ERECTUS	6	18	9	REMOVE	POOR CONDITION; TOO CLOSE TO CURBING.
1160	YELLOW TABEBUIA	TABEBUIA CARAIBA	5	20	12	REMOVE	"HAZARDOUS; LEANING OVER PARKING, CO-DOMINANT."
1159	GREEN BUTTOnWOOD	CONOCARPUS ERECTUS	5	20	8	REMAIN	FAIR CONDITION.
1158	GREEN BUTTOnWOOD	CONOCARPUS ERECTUS	4	20	6	REMAIN	FAIR CONDITION.
1155	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION. BENT UPPER TRUNK.
1156	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION. BENT UPPER TRUNK.
1157	CABBAGE PALM	SABAL PALMETTO	10	25	N/A	REMAIN	FAIR CONDITION. BENT UPPER TRUNK.
1150	LIVE OAK	QUERCUS VIGINIANA	9	16	10	REMAIN	FAIR CONDITION. HAS HAD NO MAINTENANCE -- NEEDS PRUNING.
1183	CASSIA	CASSIA SURRENTENSIS	3	12	6	REMOVE	NOT A TREE; BUSH IN POOR CONDITION.
1140	NORFOLK ISLAND PINE	ARAUCARIA HETEROPHYLLA	16	45	N/A	REMOVE	EXOTIC. STORM DAMAGE.
1139	CABBAGE PALM	SABAL PALMETTO	10	12	N/A	REMOVE	POOR CONDITION. UNDER POWER LINEWITH SEVERE POISON IVY.
1138	YELLOW TABEBUIA	TABEBUIA CARAIBA	6	12	5	REMOVE	HAZARD TREE. UNDER POWER LINE; LEANING & GIRDLING ROOTS.
1076	CABBAGE PALM	SABAL PALMETTO	10	20	N/A	REMAIN	GOOD CONDITION.
1077	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	GOOD CONDITION.
1078	CABBAGE PALM	SABAL PALMETTO	5	14	10	REMOVE	POOR CONDITION. SEVERE LEAN. DAMAGED CANOPY.
1114	SILVER BUTTOnWOOD	CONOCARPUS ERECTUS SERICEUS	3	14	14	REMOVE	POOR CONDITION. GIRDLED BY BLACK WELLINGTON TAPE IN LOWER TRUNK.
1115	SILVER BUTTOnWOOD	CONOCARPUS ERECTUS SERICEUS	5	12	12	REMOVE	POOR CONDITION. UNDER POWER LINES. WELLINGTON TAPE DAMAGE TO TRUNK.
1112	WEeping BOTTLE BRUSH	CALLISTEMON VIMINALIS	8	14	10	REMOVE	POOR CONDITION. STORM DAMAGE. SEVERE LEAN.
1482	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.
1483	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.
1484	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.
1485	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.
1486	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.
1487	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.
1488	PONGAM PONGAMIA	PINNATA	18	14	10	REMAIN	POOR CONDITION. FPL CONFLICT. STORM DAMAGE.
1515	PONGAM PONGAMIA	PINNATA	30	35	20	REMAIN	POOR CONDITION. LEANING. HANGING OVER PARKING LOT. EXPOSED ROOTS.
1504	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1500	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1501	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1502	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1503	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1504	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	12	N/A	REMAIN	GOOD CONDITION.
1499	JACARANDA	JACARANDAICA PINNATA	6	25	6	REMAIN	POOR CONDITION. GROWING IN--BETWEEN PONGAM TREES.
1498	JACARANDA	JACARANDAICA PINNATA	3	20	2	REMAIN	POOR CONDITION.
1489	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	16	N/A	REMAIN	GOOD CONDITION.
1490	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1491	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1492	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1493	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1494	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1495	QUEEN PALM	SYAGRUS ROMANZOFFIANA	5	12	N/A	REMAIN	POOR CONDITION.
1496	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8	25	N/A	REMAIN	POOR CONDITION.
1401	CABBAGE PALM	SABAL PALMETTO	10	30	N/A	REMAIN	POOR CONDITION. MULTIPLE DAMAGE TO TRUNK.
1426	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	2	10	N/A	REMAIN	GOOD CONDITION.
1427	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	2	10	N/A	REMAIN	GOOD CONDITION.
1428	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	30	N/A	REMAIN	OLD TREES.
1429	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	3	30	N/A	REMAIN	OLD TREES.
1429A	CABBAGE PALM	SABAL PALMETTO	12	25	N/A	REMAIN	GOOD CONDITION.
1429B	CABBAGE PALM	SABAL PALMETTO	12	25	N/A	REMAIN	GOOD CONDITION.
1430	CABBAGE PALM	SABAL PALMETTO	12	15	N/A	REMAIN	GOOD CONDITION.
1430A	CABBAGE PALM	SABAL PALMETTO	12	15	N/A	REMAIN	GOOD CONDITION.
1459	YELLOW TABEBUIA	TABEBUIA CARAIBA	2@6	20	20	REMAIN	POOR CONDITION. VERY HAZARDOUS. OVER SIDEWALK.
1434	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	12	30	30	REMAIN	FAIR CONDITION. NEEDS PRUNING.
1435	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	5	30	10	REMAIN	FAIR MINUS CONDITION. TOO CLOSE TO BUILDING.
1436	YELLOW POINCIANA	PELTOPHORUM PTEROCARUM	6	30	15	REMAIN	FAIR CONDITION.
1439	CABBAGE PALM	SABAL PALMETTO	12	30	N/A	REMAIN	FAIR CONDITION.
1438	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	4	30	N/A	REMAIN	FAIR CONDITION.



DESCRIPTION:

THAT PORTION OF LOTS 7, 8, 9, 10, 11, 12, AND 14 OF BLOCK 1 OF "HAMMON HEIGHTS SECTION 2", AS RECORDED IN PLAT BOOK 34 AT PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE 01°04'31" WEST, ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 98.00 FEET; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 12 AND ITS WESTERLY PROLONGATION, A DISTANCE OF 225.22 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE THENCE SOUTH 01°04'31" EAST, ALONG THE EAST LINE OF LOTS 11 AND 12, ALSO BEING THE WEST RIGHT OF WAY LINE OF MELAEUCA DRIVE, A DISTANCE OF 236.08 FEET; THENCE SOUTH 44°02'29" WEST, A DISTANCE OF 35.75 FEET; THENCE NORTH 89°48'39" WEST, A DISTANCE OF 325.59 FEET; THENCE NORTH 45°28'02" WEST, A DISTANCE OF 35.00 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD); THENCE NORTH 01°04'31" WEST, ALONG THE WEST LINE OF SAID LOT 7, ALSO BEING THE EAST RIGHT OF WAY LINE OF MAPLE DRIVE, A DISTANCE OF 136.60 FEET; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOTS 7 AND 8, A DISTANCE OF 150.15 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH 89°48'39" EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD-- U.S.441).

SAID LANDS SITUATE AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINS 82,411 SQUARE FEET AND/OR 1.89 ACRES, MORE OF LESS.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION NO. LB2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD HAVING A BEARING OF SOUTH 89°48'39" EAST, ACCORDING TO SHEET 3 OF 18 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86130-2504 (SEE PARCEL NO. 739) OF ATLANTIC BOULEVARD-- U.S.441), AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- ELEVATIONS SHOWN HEREON ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 1439. DESCRIPTION: "SQUARE" CUT IN CONC WALKWAY ON NORTH SIDE OF HOME SAVINGS BANK, S.E. CORNER OF 441 AND ATLANTIC BLVD., WEST SIDE OF ENTRANCE WALK, 22' NORTH OF FRONT DOOR, 3.2 FEET N.E. OF THE FIRST FEVER COLUMN AND 8' SOUTH OF NORTH EDGE OF WALKWAY. ELEVATION: 16.543, NATIONAL GEODETIC VERTICAL DATUM OF 1929. CONVERTED TO NAVD 88 USING THE ARMY CORP OF ENGINEERS CORPSCON PROGRAM VERSION 6.01, CONVERSION FACTOR = -1.563.
- ELEVATIONS SHOW ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- NO TITLE SEARCH WAS PERFORMED AT THE TIME OF THE SURVEY AS PER THE CLIENTS REQUEST.
- BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.
- PROPERTY ADDRESS: 6101 AND 6191 ATLANTIC BOULEVARD, 513 MELAEUCA DRIVE, MARGATE, FLORIDA.
- FLOOD ELEVATION INFORMATION:
 - A. FIRM NO. : 12011C0355H
 - B. MAP REVISION DATE : 8-18-14
 - C. FIRM ZONES : X, 0.2% ANNUAL CHANCE FLOOD HAZARD
 - D. BASE FLOOD ELEVATION : N/A

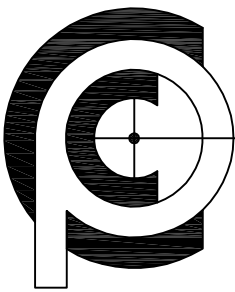
LAST DATE OF FIELD WORK: 3/27/15

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.097, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LONDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS3348

					SCALE: N/A
					DATE: 3/31/15
					DRAWN BY: KDM
					CHECKED BY: LMC
					FB/PG: 1910/20-25 & TDS
1	3/30/15	KDM	LMC	BOUNDARY AND TOPOGRAPHIC SURVEY	1910/20-25
NO.	DATE	BY	CK'D	REVISIONS	FB/PG



CARNAHAN-PROCTOR-CROSS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442

PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

BOUNDARY AND TOPOGRAPHIC SURVEY

MARGATE OFFICE COMPLEX

A PORTION OF LOTS 7-12 & 14 BLOCK 1

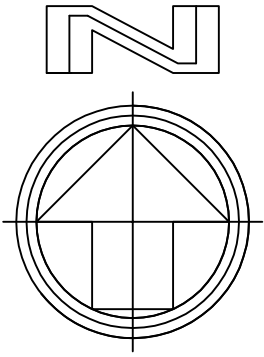
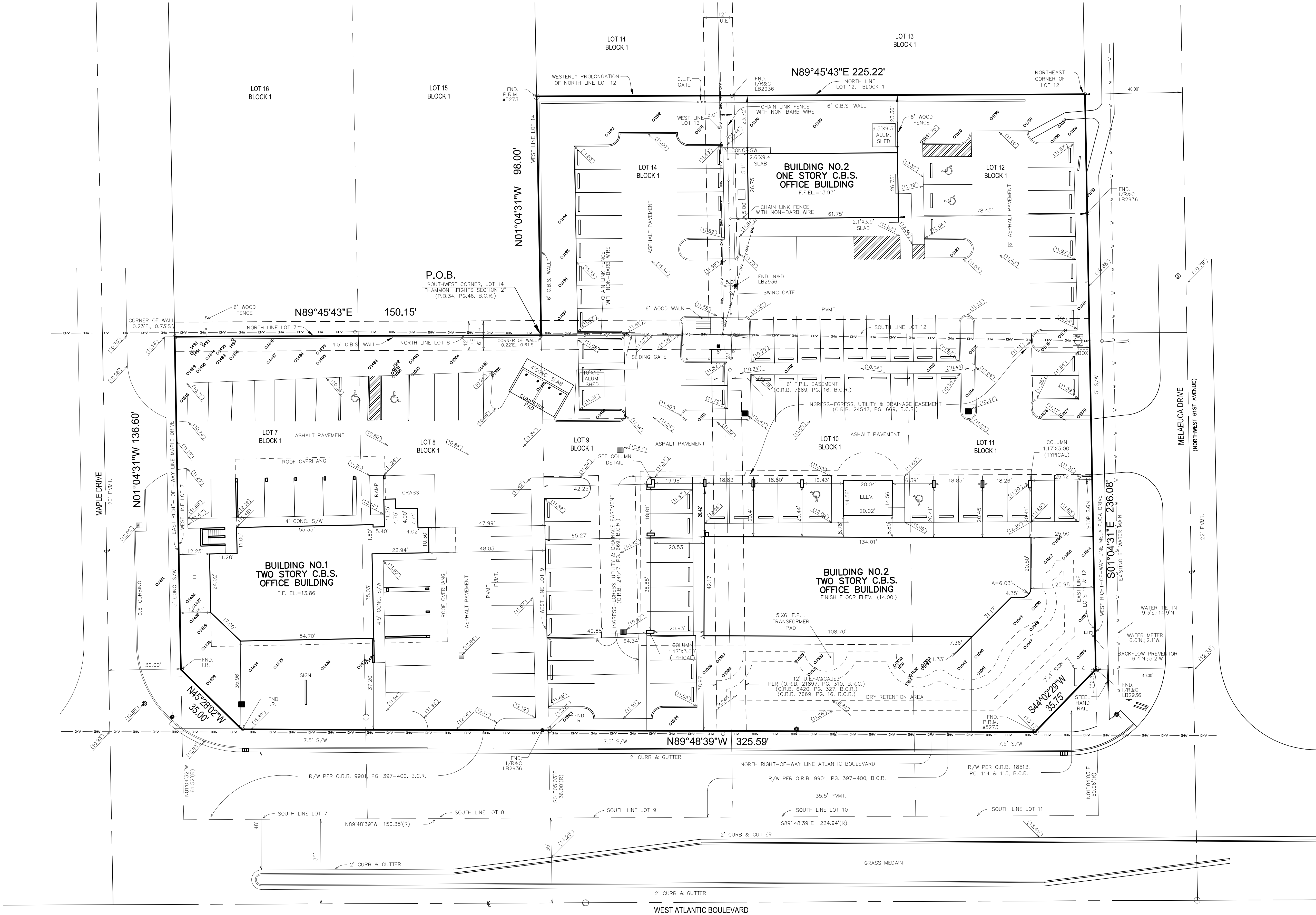
"HAMMON HEIGHTS SECTION 2" (PB. 34, PG. 46, B.C.R.)

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

FILE NO.: 150102

SHEET 1 OF 2

SEAL



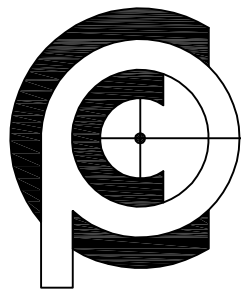
ABBREVIATIONS:

- B.C.R. = BROWARD COUNTY RECORDS
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- IR/C = IRON ROD AND CAP
- M.B. = MAP BOOK
- MON. = MONUMENT
- N/D = NAIL & DISC
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE (S)
- R/W = RIGHT-OF-WAY
- S/W = SIDEWALK
- CS = CONCRETE STAIRS
- CP = CONCRETE PAD
- SS = STEEL STAIRS
- OW = CONCRETE WALK
- FGB = FENCE GATE BOX
- MB = MAILBOX
- SP = SURVEILLANCE POLE

LEGEND:

- CATCH BASIN
- CABLE JUNCTION BOX
- CENTERLINE
- CLEANOUT
- ELECTRIC SERVICE
- ELEVATION, EXISTING
- EDGE OF WATER
- FIRE HYDRANT
- FENCE, CHAIN LINK
- FENCE, METAL
- FENCE, WOOD
- FPL (ELECTRIC) PAD
- HANDICAP PARKING
- CONCRETE MONUMENT
- ELEVATION, AS-BUILT
- ELEVATION, PROPOSED
- FLOW ARROW
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NAIL & TIN TAB
- POLE ANCHOR
- POLE, CONC.
- POLE, METAL
- POLE, WOOD
- SIGN
- TELEPHONE, JUNCTION BOX
- WATER METER
- WATER VALVE
- YARD DRAIN
- IR&C LB2936, SET 1/2"
- NAIL & DISC
- SANITARY SERVICE(S)
- TREE DESIGNATION (GENERIC, SEE TREE TABLE FOR INFORMATION)

						SCALE: 1"=20'
						DATE: 3-31-15
						DRAWN BY: KDM
						CHECKED BY: LMC
						FB/PG: 1910/20-25&TDS
1	3/31/15	KDM	LMC	BOUNDARY AND TOPOGRAPHIC SURVEY	1910/20-25	SURVEY TYPE: BOUNDARY AND TOPOGRAPHIC SURVEY
NO.	DATE	BY	CK'D	REVISIONS	FB/PG	



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PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

BOUNDARY AND TOPOGRAPHIC SURVEY

MARGATE OFFICE COMPLEX

A PORTION OF LOTS 7-12 & 14 BLOCK 1

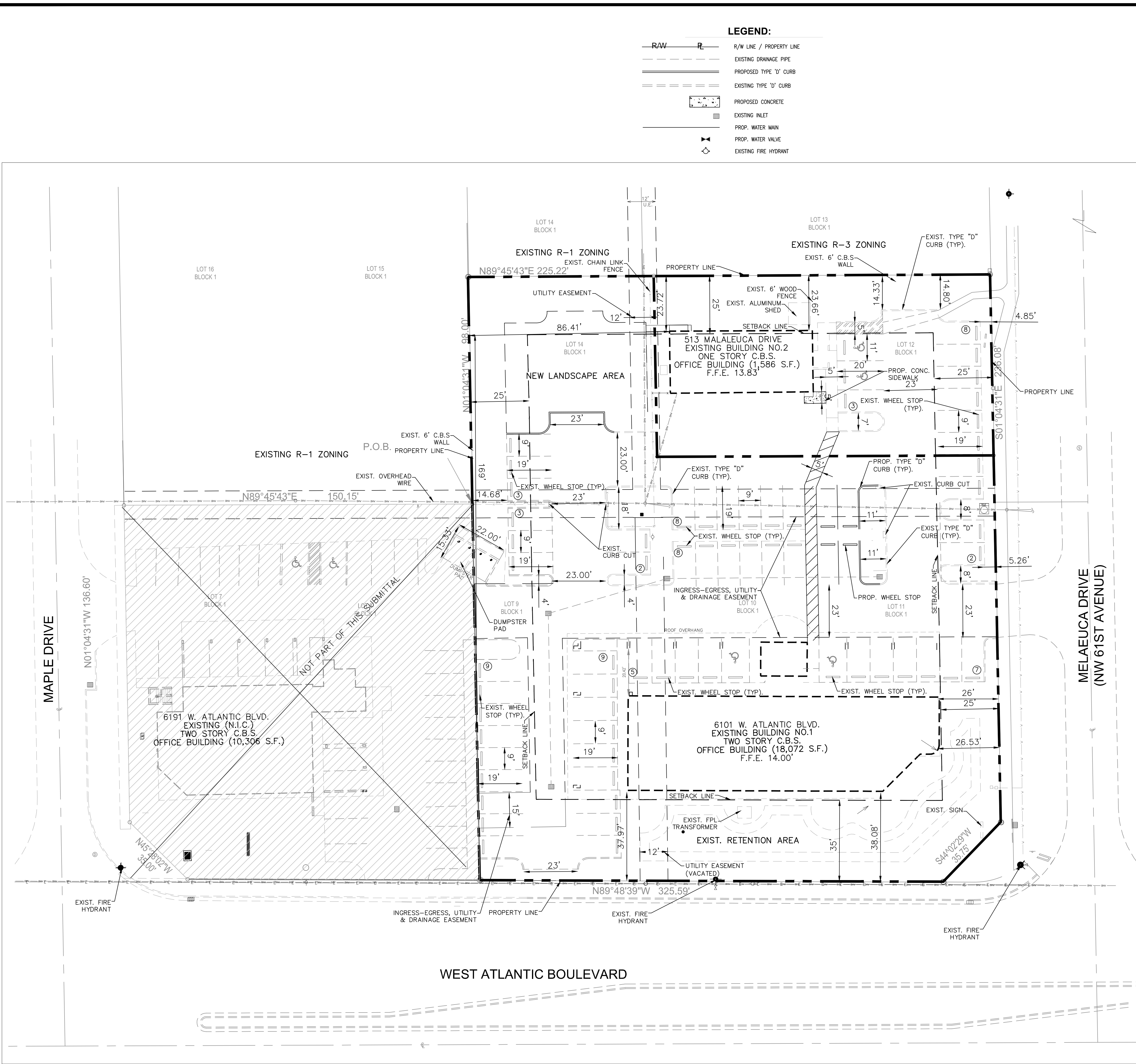
"HAMMON HEIGHTS SECTION 2" (PB. 34, PG. 46, B.C.R.)

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

FILE NO.: 150102

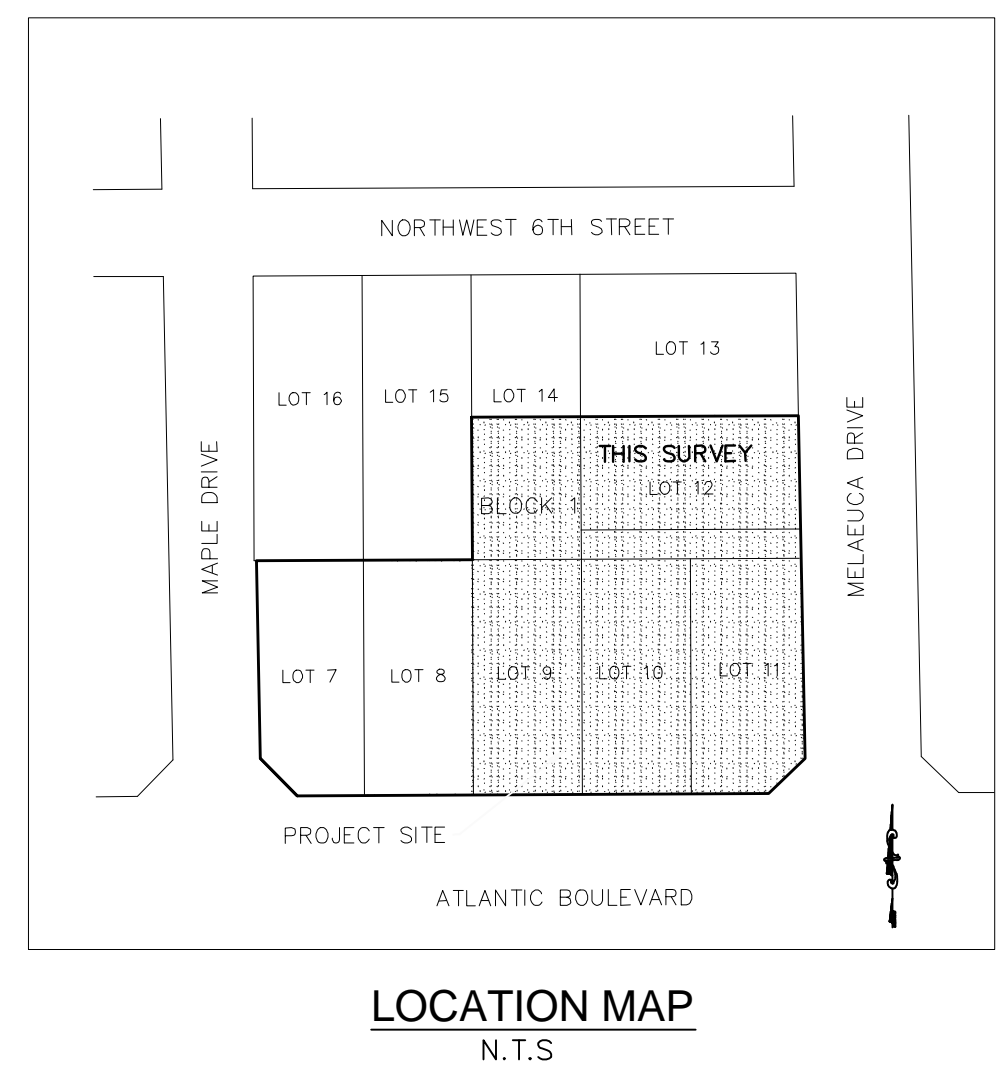
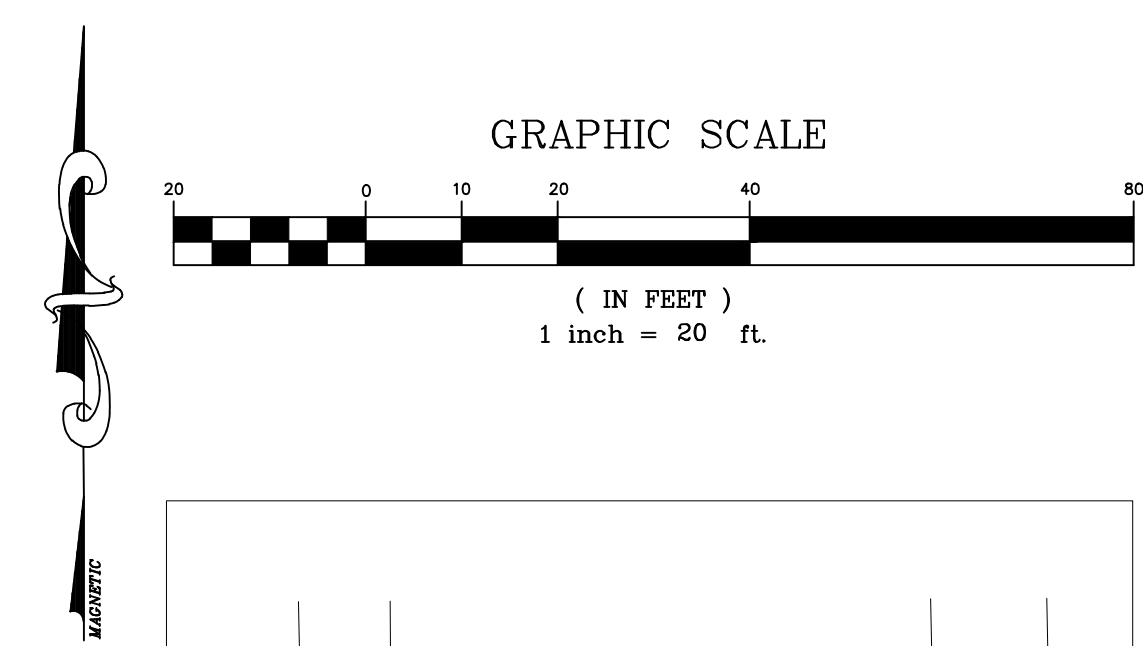
SHEET 2 OF 2

SEAL



LEGEND:

- R/W — P — R/W LINE / PROPERTY LINE
- — — — — EXISTING DRAINAGE PIPE
- ===== PROPOSED TYPE "D" CURB
- ===== EXISTING TYPE "D" CURB
- ▨ PROPOSED CONCRETE
- ▣ EXISTING INLET
- — — — — PROP. WATER MAIN
- — — — — PROP. WATER VALVE
- ⊕ EXISTING FIRE HYDRANT



SCOPE OF THE PROJECT:
SITE IMPROVEMENTS ASSOCIATED WITH THE RENOVATION OF TWO EXISTING OFFICE BUILDINGS TO CONVERT THE BUILDING USE TO TREATMENT FACILITY (HOSPITAL).

SITE DATA TABLE	
SITE AREA	TOTAL SITE AREA = 58,405.74 S.F. OR 1.34 ACRES
EXISTING ZONING	TOC-C (B-1)
PROPOSED ZONING	CF-1 COMMUNITY FACILITY
PARKING REQUIREMENTS:	REQUIRED PARKING = 1 SPACE FOR EVERY TWO BEDS AND ONE SPACE FOR EACH EMPLOYEE = 40 BEDS WITH 30 EMPLOYEES = 50 SPACES
PARKING AVAILABLE	= 67 SPACES
HANDICAP SPACES AVAILABLE	= 4 SPACES
SETBACKS	FRONT YARD: 35' REQUIRED ; 35' MINIMUM AVAILABLE REAR YARD: 25' REQUIRED ; 23.66' MINIMUM AVAILABLE SIDE YARD: 25' REQUIRED ; 25' MINIMUM AVAILABLE
SETBACK VARIANCE REQUIRED	
REAR YARD	
BUILDING	40' FROM ANY RESIDENTIAL PROPERTY
PARKING	20' FROM ANY RESIDENTIAL PROPERTY

ATLANTIC MARGATE MEDICAL CENTER
6101 W. ATLANTIC BLVD.
MARGATE, FLORIDA

CARNAHAN • PROCTOR • CROSS, INC.

CONSULTING ENGINEERS • SURVEYORS • PLANNERS
3342
PHONE: (954) 972-3559 FAX: (954) 972-4178

XXXXXXXXXXXXXXXXXXXX	REVISIONS
1	DATE
03-05-15	DATE
GBH	BY
DAT	CKD

SCALE: AS SHOWN

DATE: 03/05/15

DRAWN BY: GBH

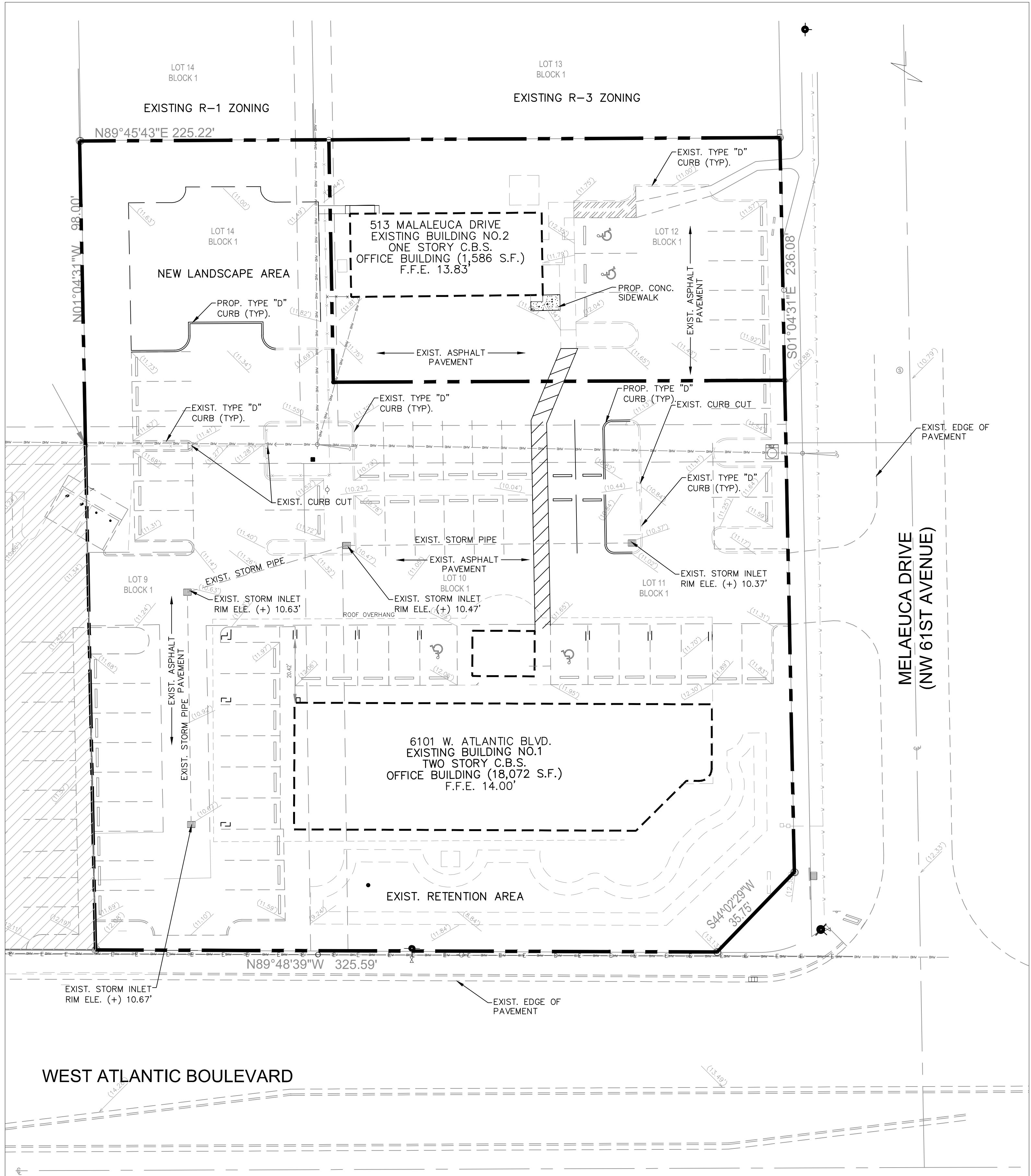
CHECKED BY: DAT

DESIGNED BY: GBH

DAN ALLEN TINNIN
LICENSE
No. 39656
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DAN TINTNER, P.E.
FLORIDA REGISTRATION NO. - 39656

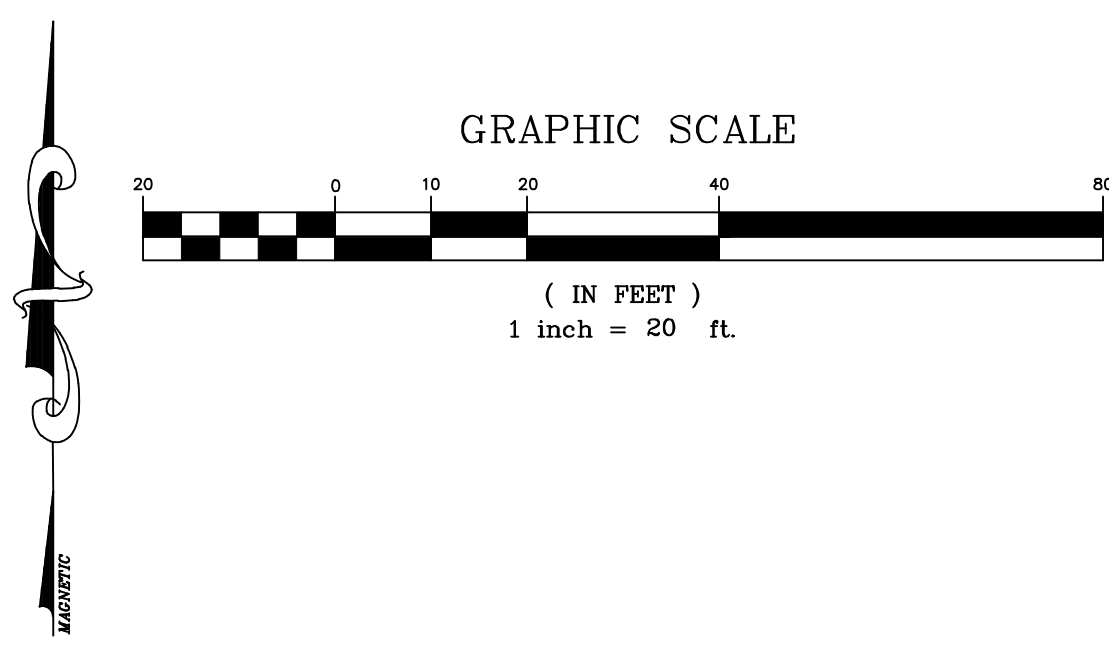
PROJECT NO. 150217
GPC AUTH. NO. 00002936



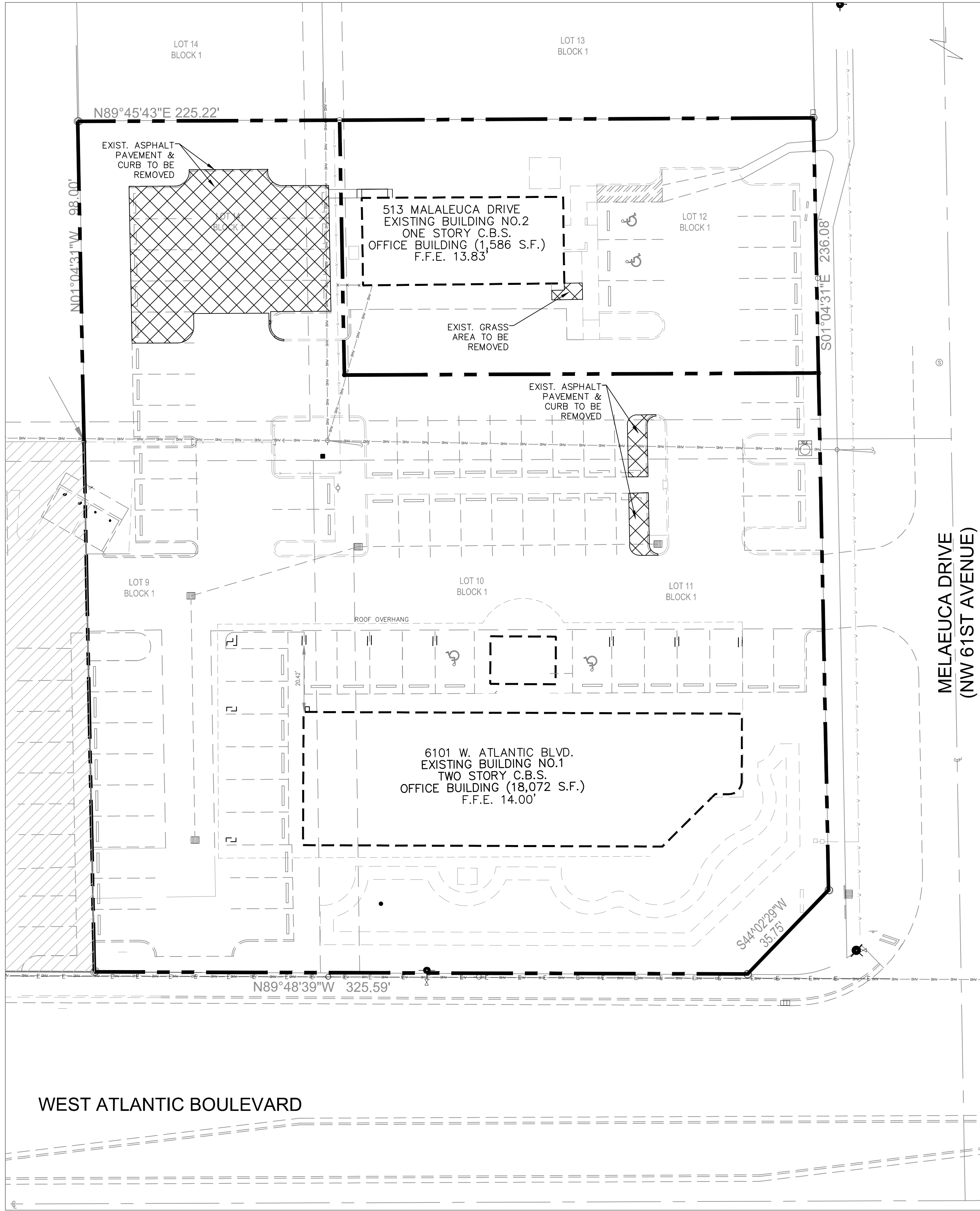
LEGEND:

—RAW—	—R—	R/W LINE / PROPERTY LINE
---	---	EXISTING DRAINAGE PIPE
==	==	PROPOSED TYPE 'D' CURB
---	---	EXISTING TYPE 'D' CURB
[Pattern]		PROPOSED CONCRETE
[Symbol]		EXISTING INLET

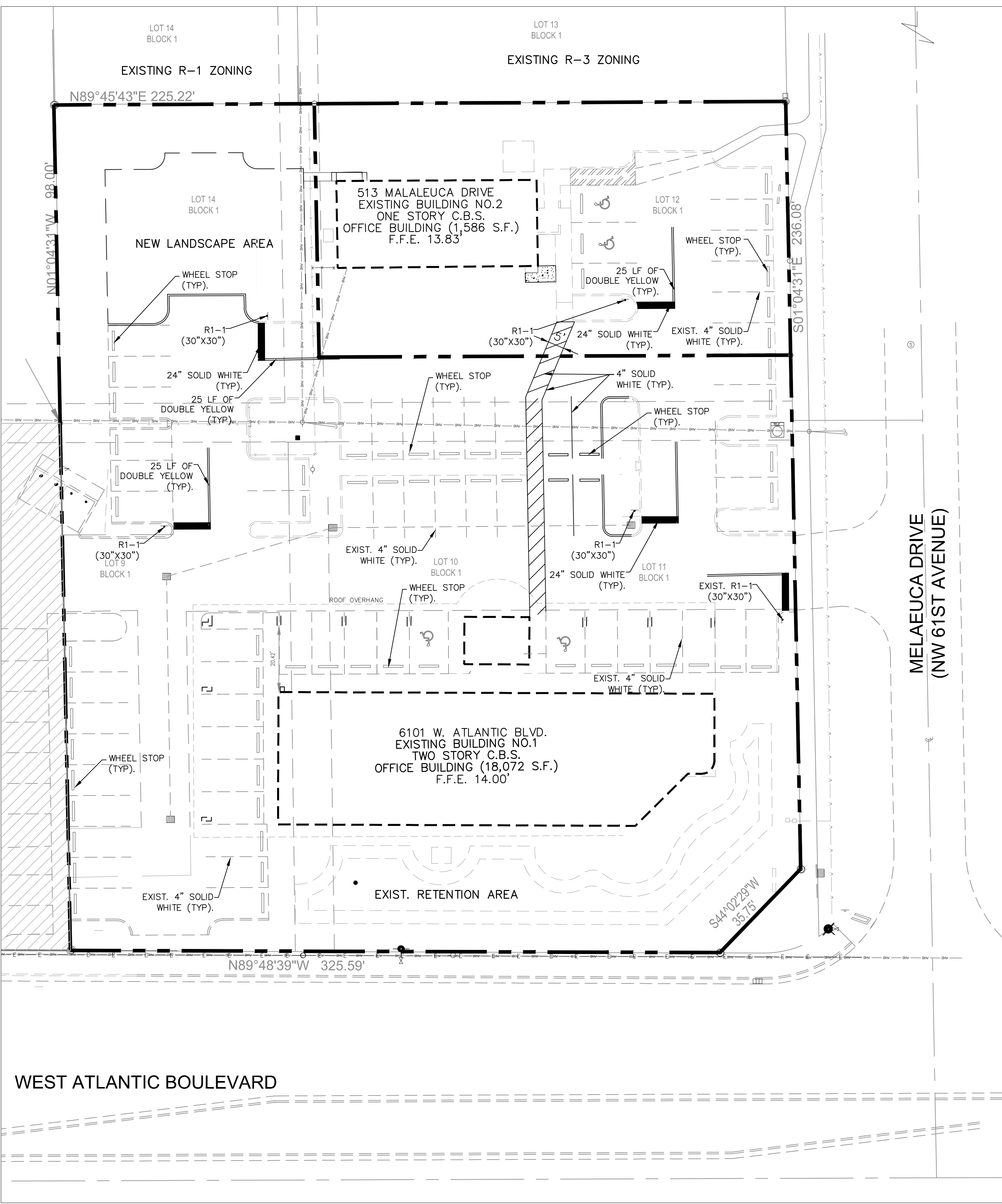
NOTES:
EXISTING DRAINAGE PIPES AND STRUCTURES TO BE CLEANED.



ATLANTIC MARGATE MEDICAL CENTER 6101 W. ATLANTIC BLVD. MARGATE, FLORIDA		PAVING GRADING & DRAINAGE PLAN	
CARNAHAN • PROCTOR • CROSS, INC. CONSULTING ENGINEERS • SURVEYORS • PLANNERS 814-501-3342 PHONE (864)972-3659 FAX (864)972-4178		PROJECT NO. 150217	
SCALE: AS SHOWN		DATE: 03/05/15	
DRAWN BY: GBH		CHECKED BY: DAT	
DESIGNED BY: GBH			
		DAN TINTNER, P.E. FLORIDA REGISTRATION NO. - 39656	

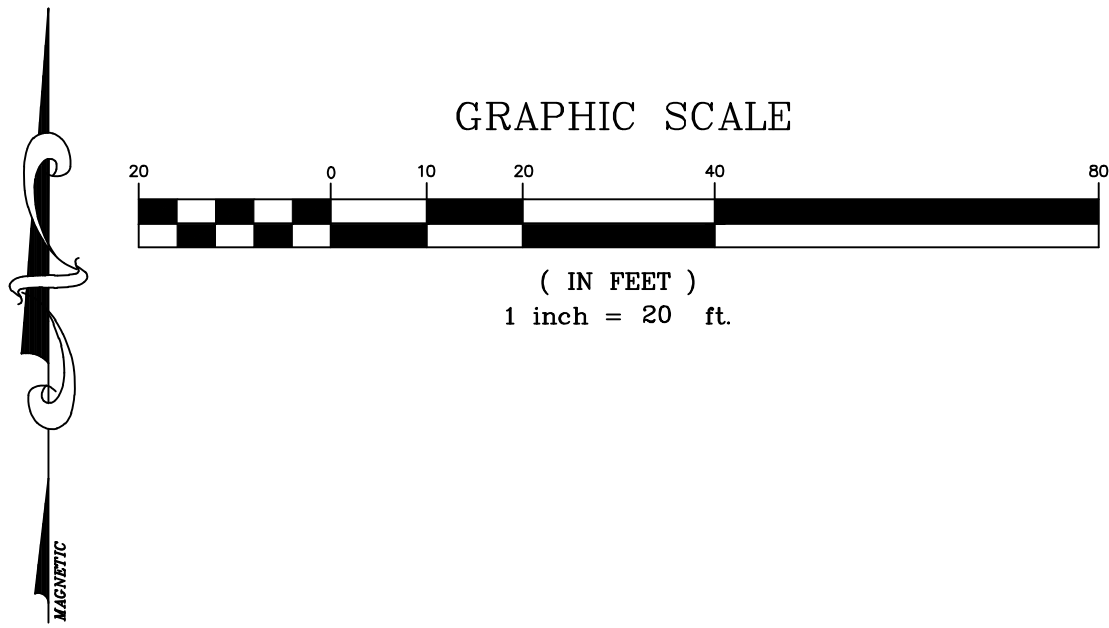


DEMOLITION PLAN



PAVEMENT MARKINGS & STRIPING PLAN

LEGEND:
—RAW— R/W LINE / PROPERTY LINE



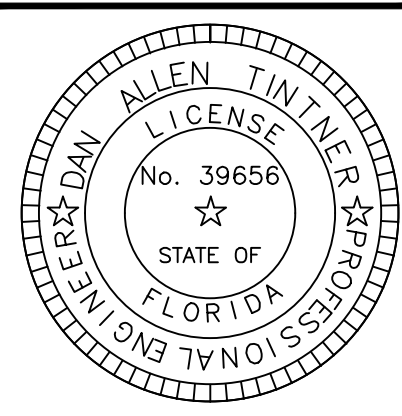
ATLANTIC MARGATE MEDICAL CENTER
6101 W. ATLANTIC BLVD.
MARGATE, FLORIDA

PAVEMENT MARKINGS & STRIPING PLAN
& DEMOLITION PLAN

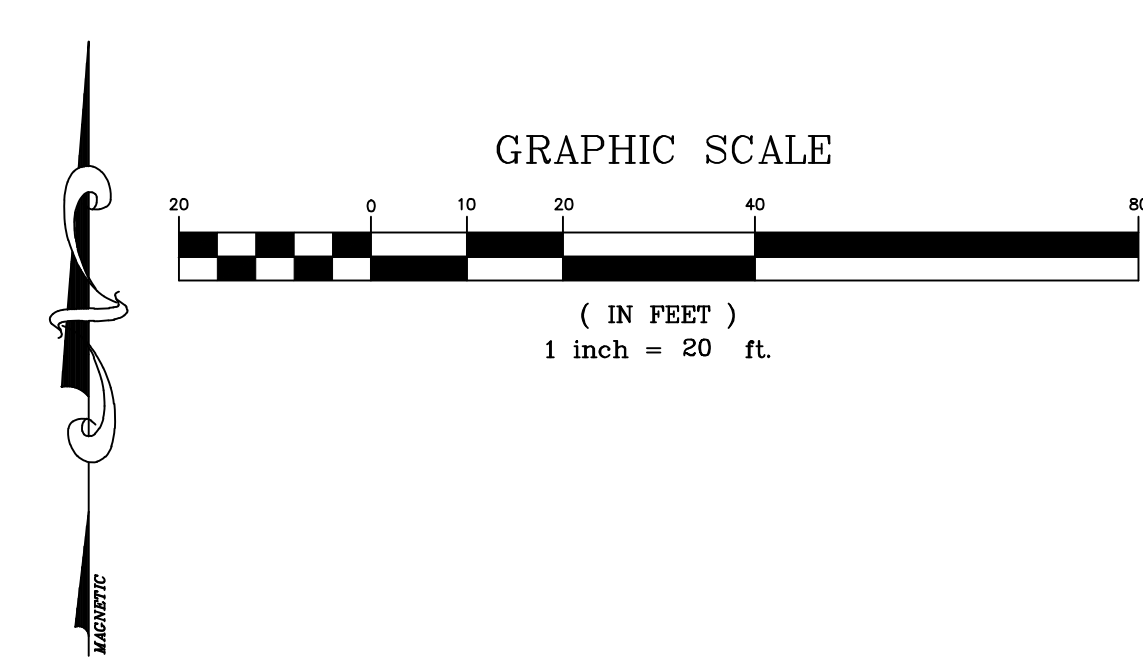
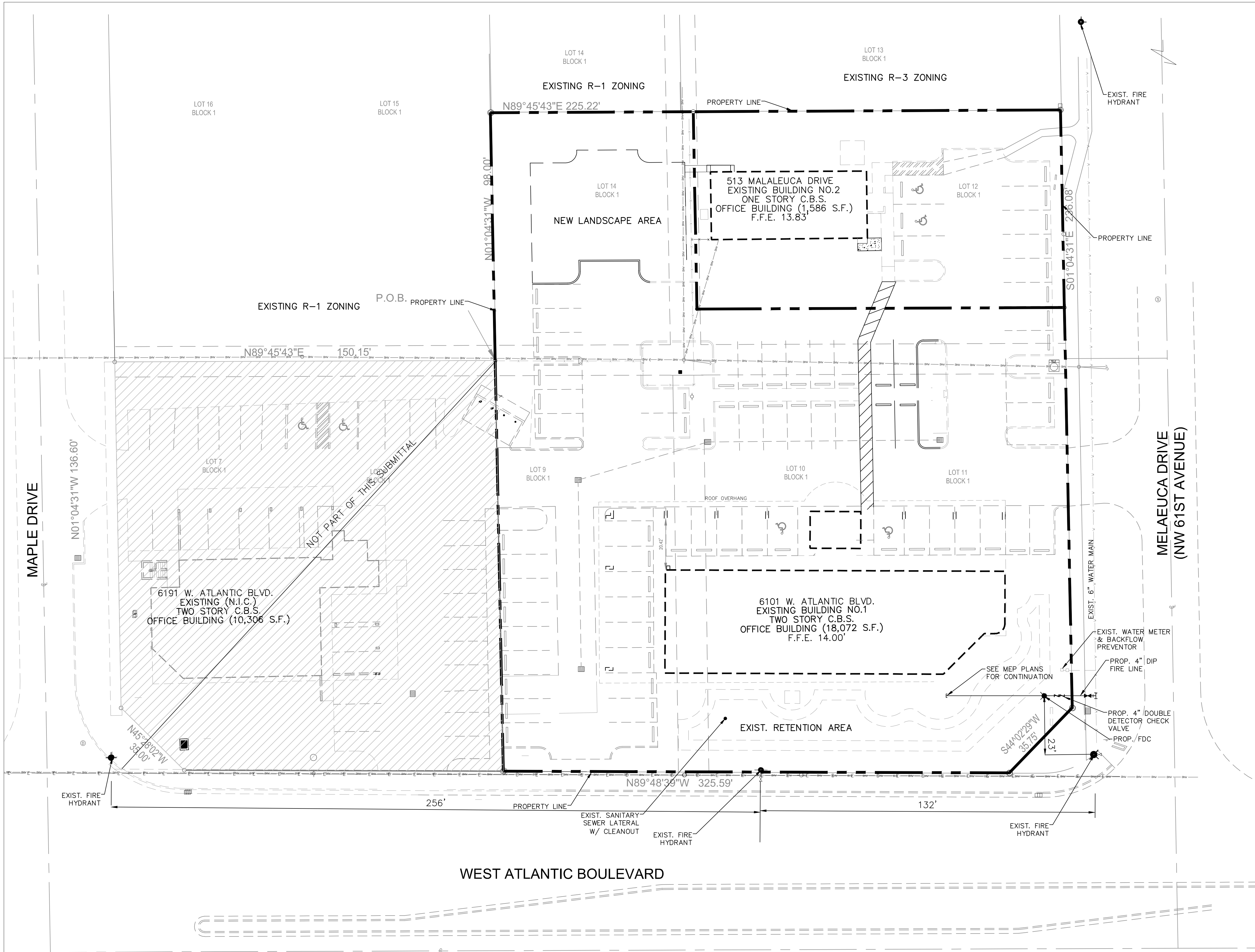
CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
3711 SOUTH DIXIE BOULEVARD, SUITE 100
MIAMI, FLORIDA 33133
PHONE: (854) 972-3868 FAX: (854) 972-4178



SCALE: AS SHOWN
DATE: 03/05/15
DRAWN BY: GBH
CHECKED BY: DAT
DESIGNED BY: GBH



DAN TINTNER, P.E.
FLORIDA REGISTRATION NO. - 39656



LEGEND:

—RAW—	—R—	R/W LINE / PROPERTY LINE
—	—	PROP. WATER MAIN
—	—	PROP. WATER VALVE
—	—	EXISTING FIRE HYDRANT

ATLANTIC MARGATE MEDICAL CENTER
6101 W. ATLANTIC BLVD.
MARGATE, FLORIDA

WATER & SEWER PLAN

CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
814 S.W. 15th Avenue, Suite 1342
Fort Lauderdale, FL 33315
PHONE: (954) 772-3838 FAX: (954) 872-4178

DAN TINTNER, P.E.
FLORIDA REGISTRATION NO. — 39656

SCALE: AS SHOWN

DATE: 03/05/15

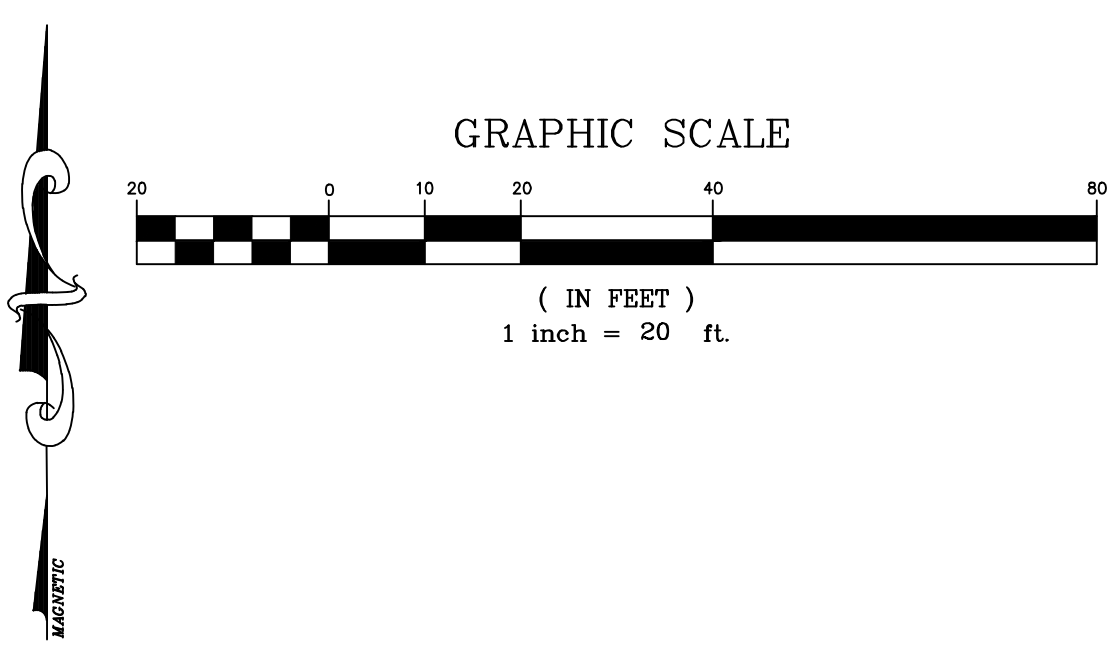
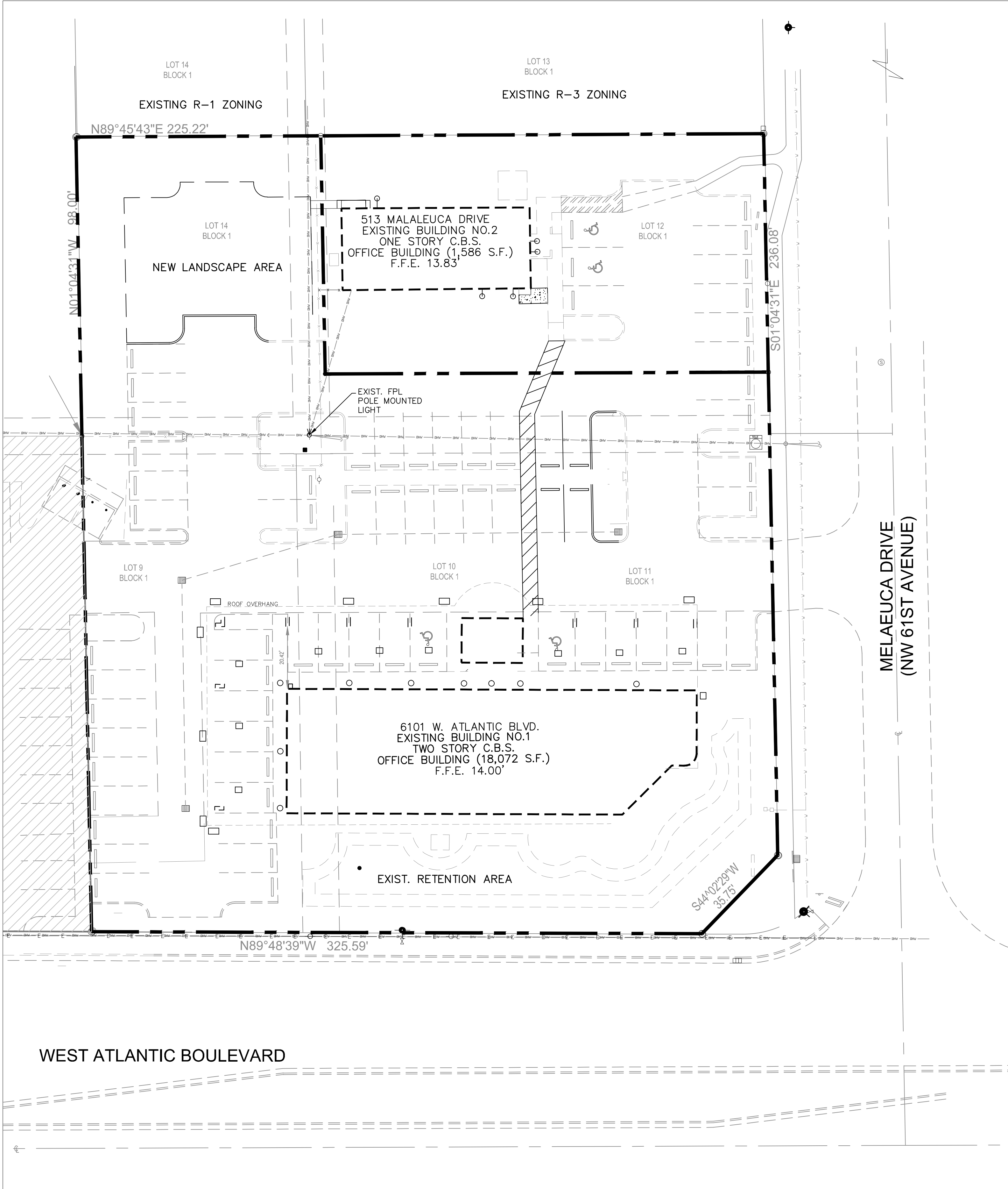
DRAWN BY: GBH

CHECKED BY: DAT

DESIGNED BY: GBH

XXXXXXXXXXXXXXXXXXXX	D.A.T.	CKD	REVISIONS
GBH	BY		
03-05-15	DATE		
1	NO		

PROJECT NO. 150217
CPC AUTH. NO. 00002936



LEGEND:

—RAW— R/W LINE / PROPERTY LINE

- LEGEND**
- EXIST. WALKWAY LIGHTS UNDER OVERHANG
 - EXIST. PARKING LIGHTS UNDER OVERHANG
 - EXIST. WALL MOUNTED FLOOD LIGHTS
 - ⌘ EXIST. FPL POLE MOUNTED LIGHT
 - ⊕ EXIST. WALL MOUNTED SINGLE BULB FIXTURE

NOTES:

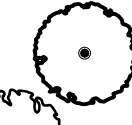



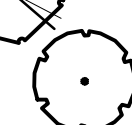


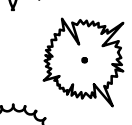



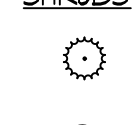
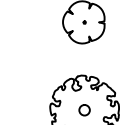
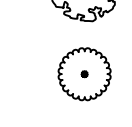


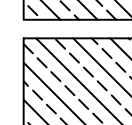
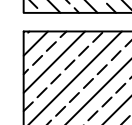
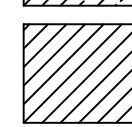
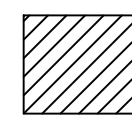
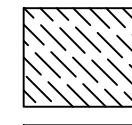

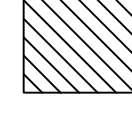

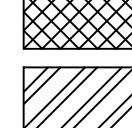
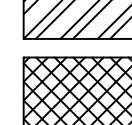
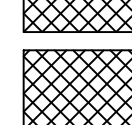




1. ALL LIGHTING CRITERIA FOR THE SITE WILL BE MET.

MINIMUM HORIZONTAL ILLUMINANCE: 2.0 (FC)
MAXIMUM UNIFORMITY RATIO (MAX/MIN): 10:1
MAXIMUM AT PROPERTY LINE: 0.6 (FC)

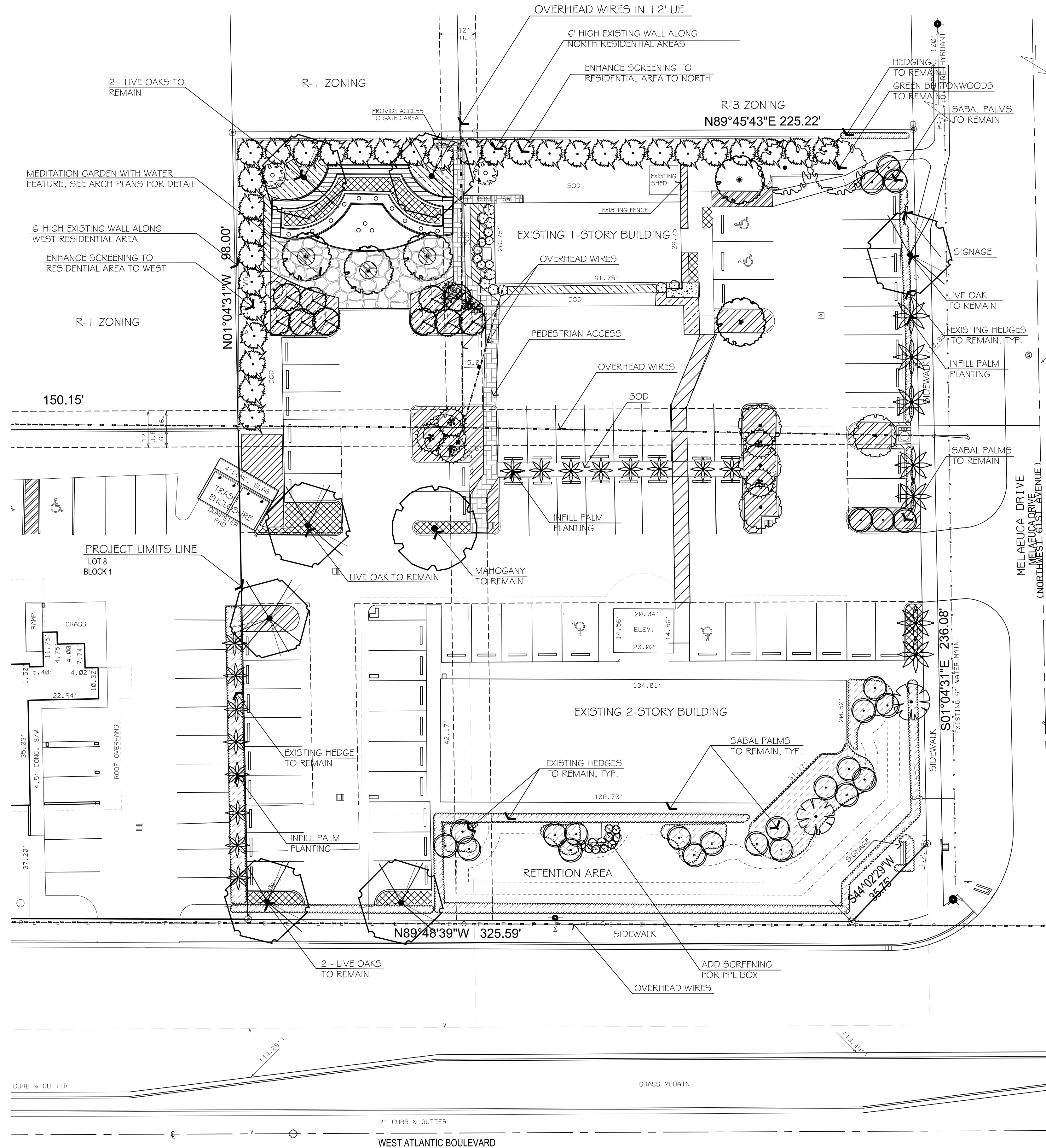
2. EXISTING LIGHTING PROVIDED AT SITE. ADDITIONAL LIGHTING MAY BE REQUIRED. ALL LIGHTING FIXTURES SHALL BE CLEANED AND NEW BULBS TO BE INSTALLED WHERE REQUIRED

ATLANTIC MARGATE MEDICAL CENTER 6101 W. ATLANTIC BLVD. MARGATE, FLORIDA		LIGHTING PLAN	
CARNAHAN • PROCTOR • CROSS, INC. CONSULTING ENGINEERS • SURVEYORS • PLANNERS 914 SOUTH WILFORD TRAIL, OCEARBEACH, FL 33442 PHONE: (854) 972-3868 FAX: (854) 972-4178		PROJECT NO. 150217	
SCALE: AS SHOWN		DATE: 03/05/15	
DRAWN BY: GBH		CHECKED BY: DAT	
DESIGNED BY: GBH			
		DAN TINTNER, P.E. FLORIDA REGISTRATION NO. - 39656	

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	BA	<i>Eulalia arborea</i>	Verawood	10' oah, 5' spr., full symmetrical heads	Std, Matched
	ECE	<i>Conocarpus erectus</i>	Existing Green Buttonwood	See Tree Inventory	To Remain
	JH	<i>Jatropha hastata</i>	Jatropha Tree	6' x 6' multi-trunk	Rounded Form, Full
	LJ	<i>Ligustrum japonicum</i>	Japanese Privet	8'-10' ht.	Std, Matched
	QV	<i>Quercus virginiana</i>	Live Oak	3" cal., 14'-16' oah	F&B, B&B
	EQV	<i>Quercus virginiana</i>	Existing Live Oak	See Tree Inventory	To Remain
	ESM	<i>Swietenia mahagoni</i>	West Indian Mahogany	See Tree Inventory	Existing
PALM TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	AD2	<i>Adonidia merrillii</i>	Double Christmas Palm	8'-12' double trunk	double trunk
	AD	<i>Adonidia merrillii</i>	Christmas Palm	6'-8' oah	Single Straight Trunk
	CM	<i>Corypha mitis</i>	Fishtail Palm	6'-8' oah	Full to base
	CH2	<i>Chamaerops humilis</i>	European Fan Palm	4'-6' Triple	Straight trunk, intact branches
	ELI	<i>Livistona spp.</i>	Existing Fan Palm	See Tree Inventory	To Remain
	SP24	<i>Sabal palmetto</i>	Cabbage Palmetto	22' - 24' single	Slick trunk
	ESP	<i>Sabal palmetto</i>	Existing Cabbage Palmetto	See Tree Inventory	To Remain
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS
	CHA	<i>Chamaedorea cataractarum</i>	Cat Palm	7 gal	4' ht.
	COR	<i>Cordyline fruticosa</i> 'Black Magic'	Black Magic Cordyline	As Shown	7 gal, 36" full
	DOM	<i>Dombeya x semiole</i>	Pink Dombeya	As Shown	15 gal, 3' oah
	GAR	<i>Gardenia</i>	Gardenia	15 gal	4' x 4' Full
	STR	<i>Strelitzia reginae</i>	Orange Bird of Paradise	7 gal	6 stem minimum
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS
	ALO	<i>Alcasia macrorrhiza</i> 'Black Stem'	Giant Elephant's Ear OR Equal	3 gal	20" x 20", stag 2' oc
	CL6	<i>Clusia guttifera</i>	Small-Leaf Clusia	7 gal	36" x 36", stag 2.5' oc
	FIM	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	3 gal	10" X 10" Stag. 20" oc
	GAG	<i>Galphimia gracilis</i>	Thrayllis	3 gal	20" x 20" staggered 30" oc
	HAP	<i>Hamelia patens</i> 'Compacta'	Dwarf Fire Bush	3 gal	24" x 20", stag 2.5' oc
	PHX	<i>Philodendron xanadu</i>	Philodendron	3 gal	14" x 16" full, stag 2' oc
	POP	<i>Podocarpus macrophyllus</i> 'Dwarf Fringes'	Dwarf Podocarpus	3 gal	9" x 9" stag 18" oc
	SAT	<i>Schefflera arboricola</i> 'Trinette'	Trinette Arboricola	3 gal	14" x 16", stag. 20" oc
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS
	BEG	<i>Begonia coccinea</i> 'Angelwing'	Angelwing Begonia	3 gal	12" x 12" staggered 18" oc
	DTV	<i>Dianella tasmanica</i> Blueberry	Blueberry Flax Lily	3 gal	18" x 18", staggered 24" oc
	DIE	<i>Dietsa indidoides</i>	White African Iris	1 gal	6" x 9", stag 12" oc
	NEP	<i>Nephrolepis oblitterata</i>	'Kimberly Queen' Sword Fern	1 gal	10" x 10", staggered 12" oc

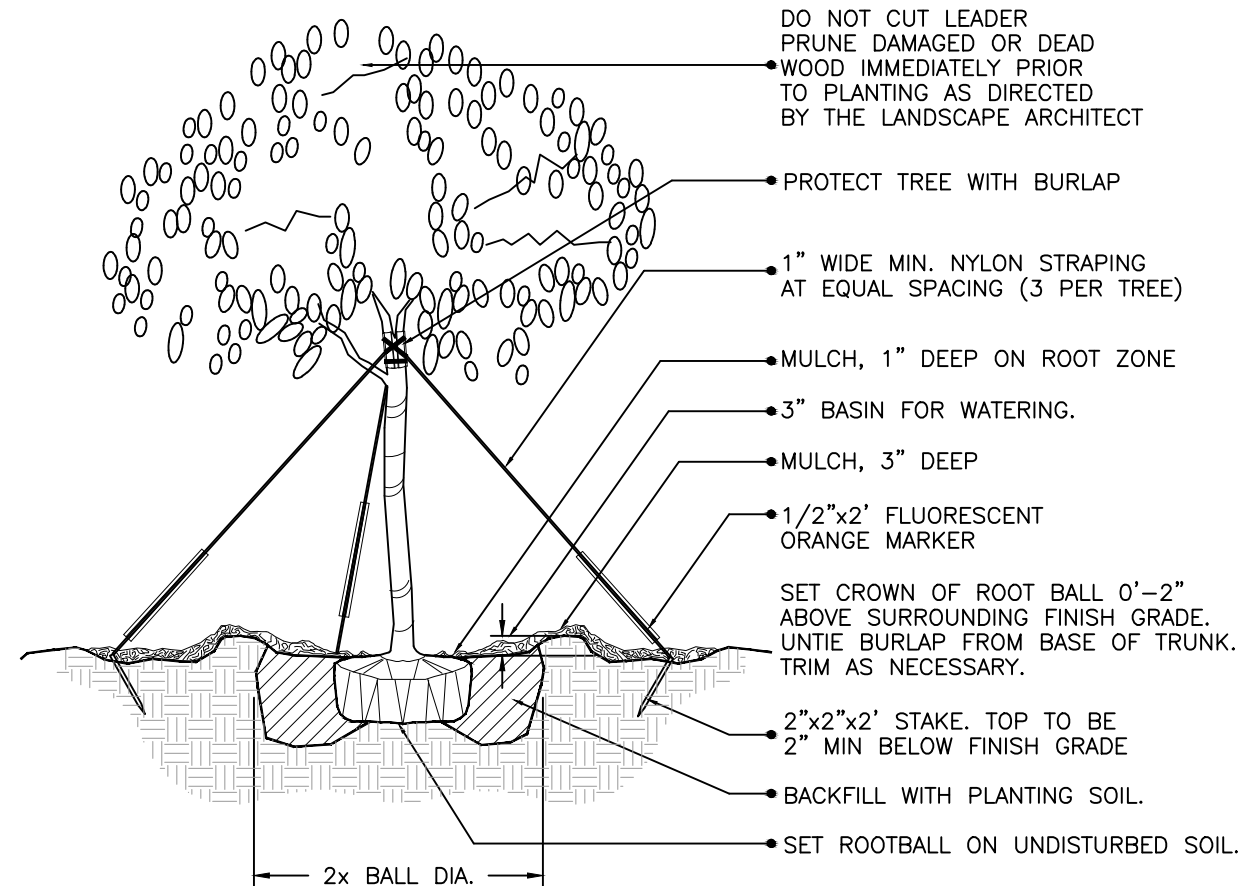
NOTE:
1. ALL AREAS PREVIOUSLY THAT WERE PAVEMENT AND NOW PLANTING SHALL BE EXCAVATED DOWN 3" AND FILLED WITH PLANTING SOIL PER THE SPECIFICATIONS ON SHEET LP-2.
2. WHERE EXISTING TREES ARE TO REMAIN, SCARIFY THE SOIL TO 6" AND ADD SMALL (1 GALLON) GROUND COVER SET HIGH TO AVOID ROOT ZONE AND PROVIDE AN AREA UNDISTURBED FROM LAWN EQUIPMENT.
3. ALL TREES TO REMAIN TO BE PROTECTED WITH TREE PROTECTION FENCING THROUGHOUT CONSTRUCTION IF NEAR AREA OF DISTURBANCE.



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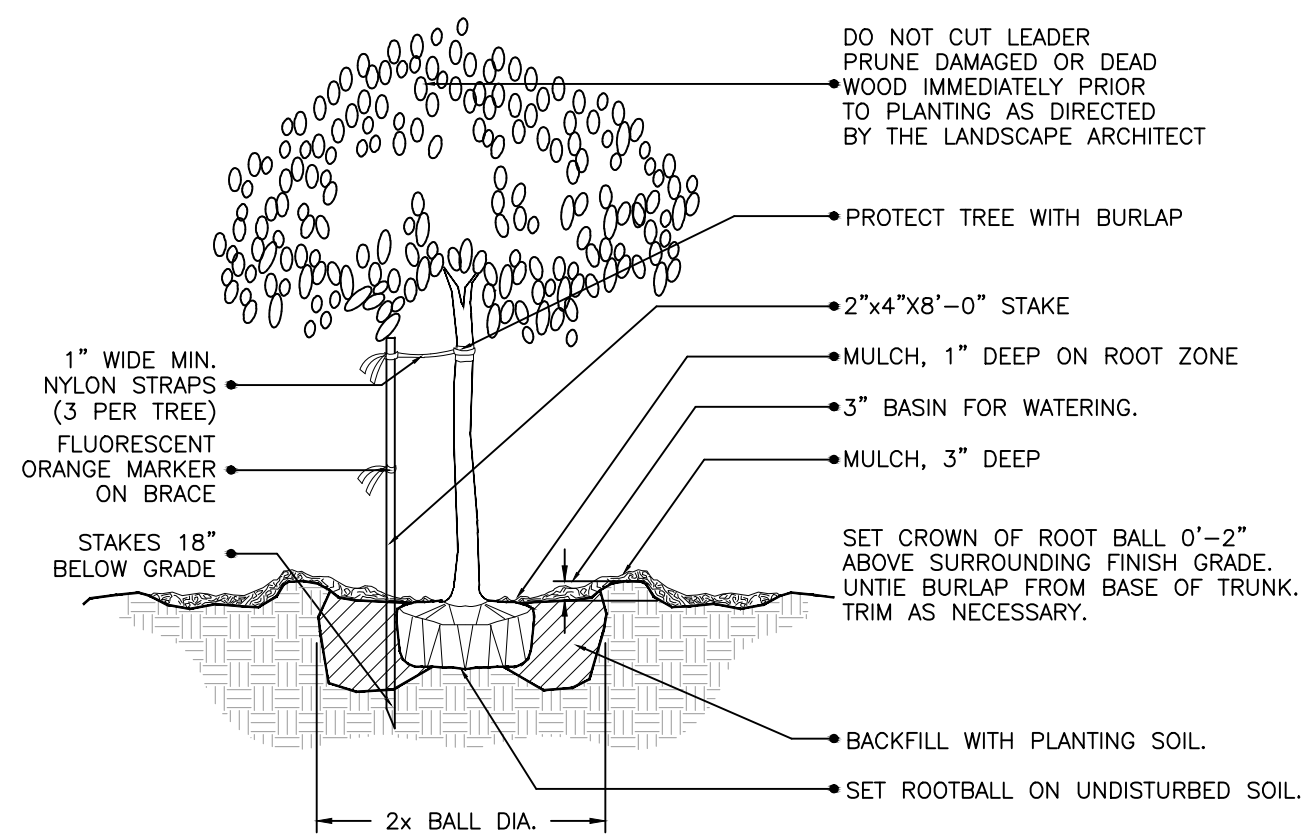
MARGATE, FLORIDA

C:\PROJECTS\CAD\DATA\15-0408 MARGATE OFFICE COMPLEX\MARGATE OFFICE COMPLEX_LAND.DWG 4/13/15 by JBC



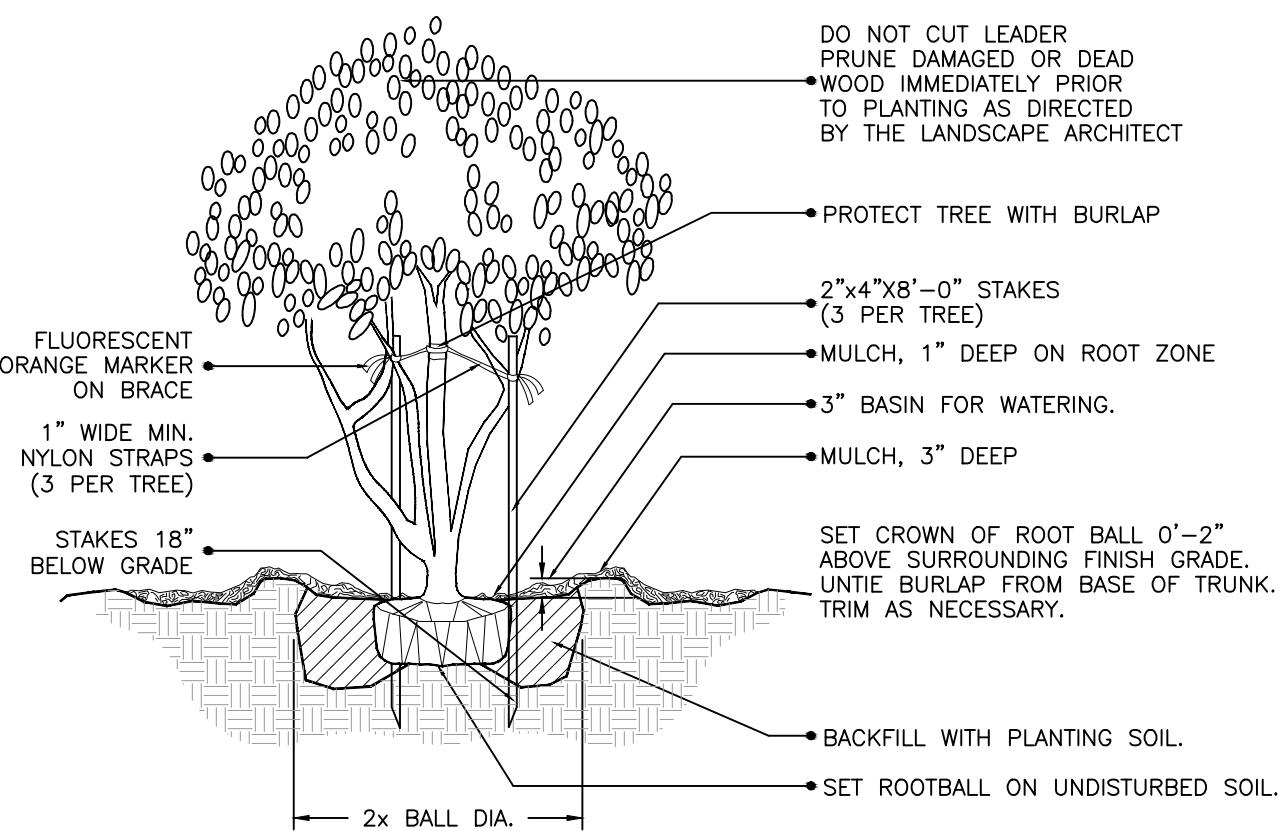
(2" cal. and over)
LARGE TREE PLANTING DETAIL

NTS.



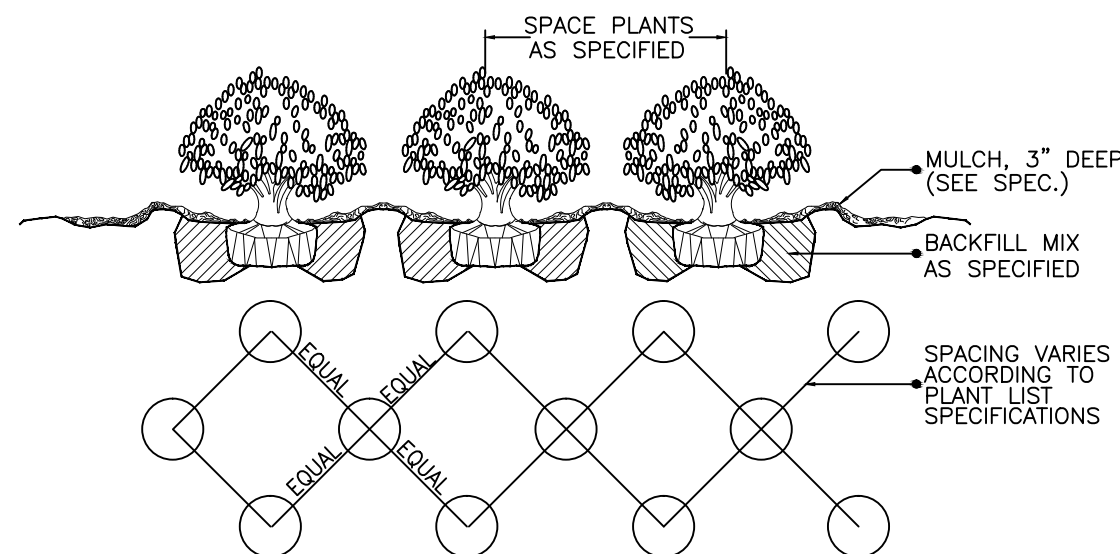
(2" cal. and under)
SMALL TREE PLANTING DETAIL

NTS.



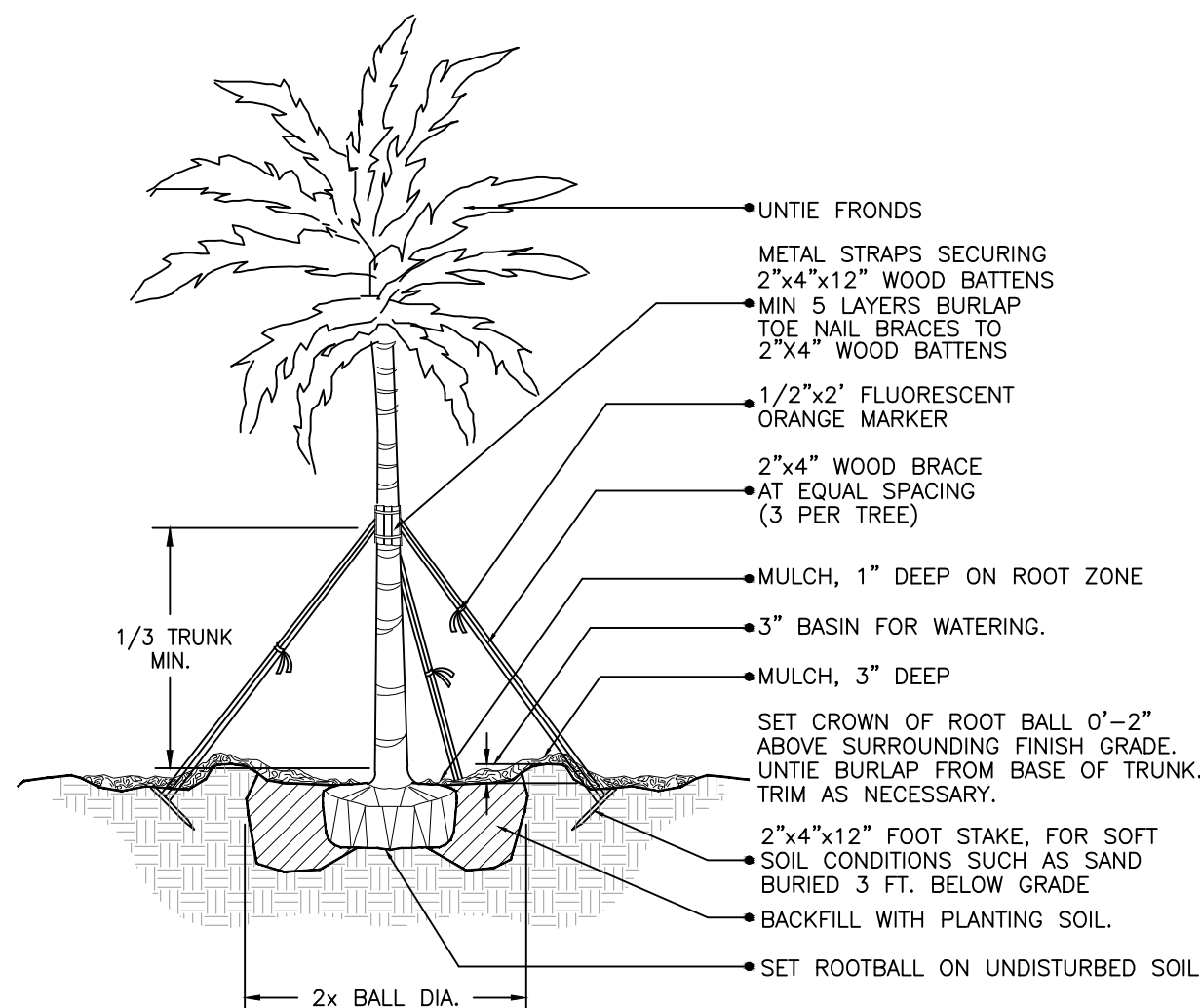
**MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL**

NTS.



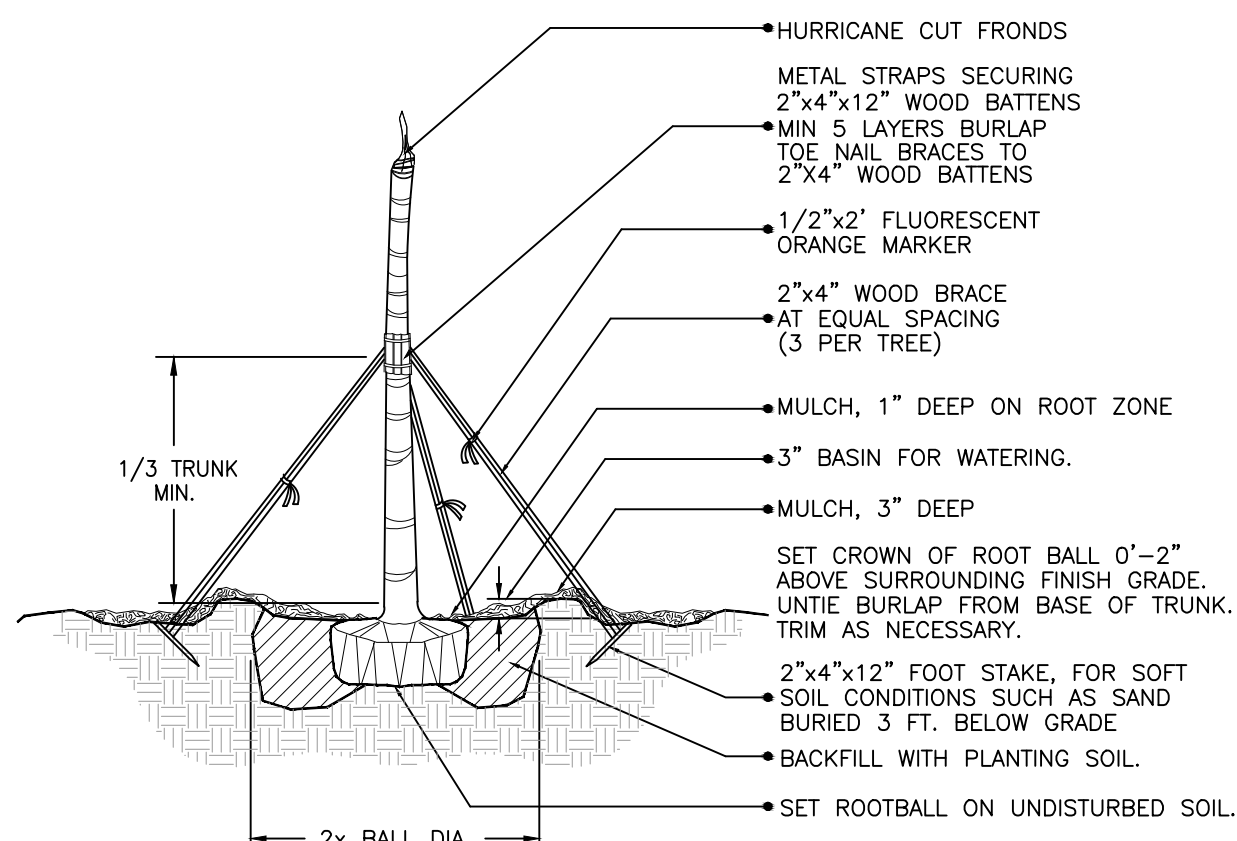
**SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL**

NTS.



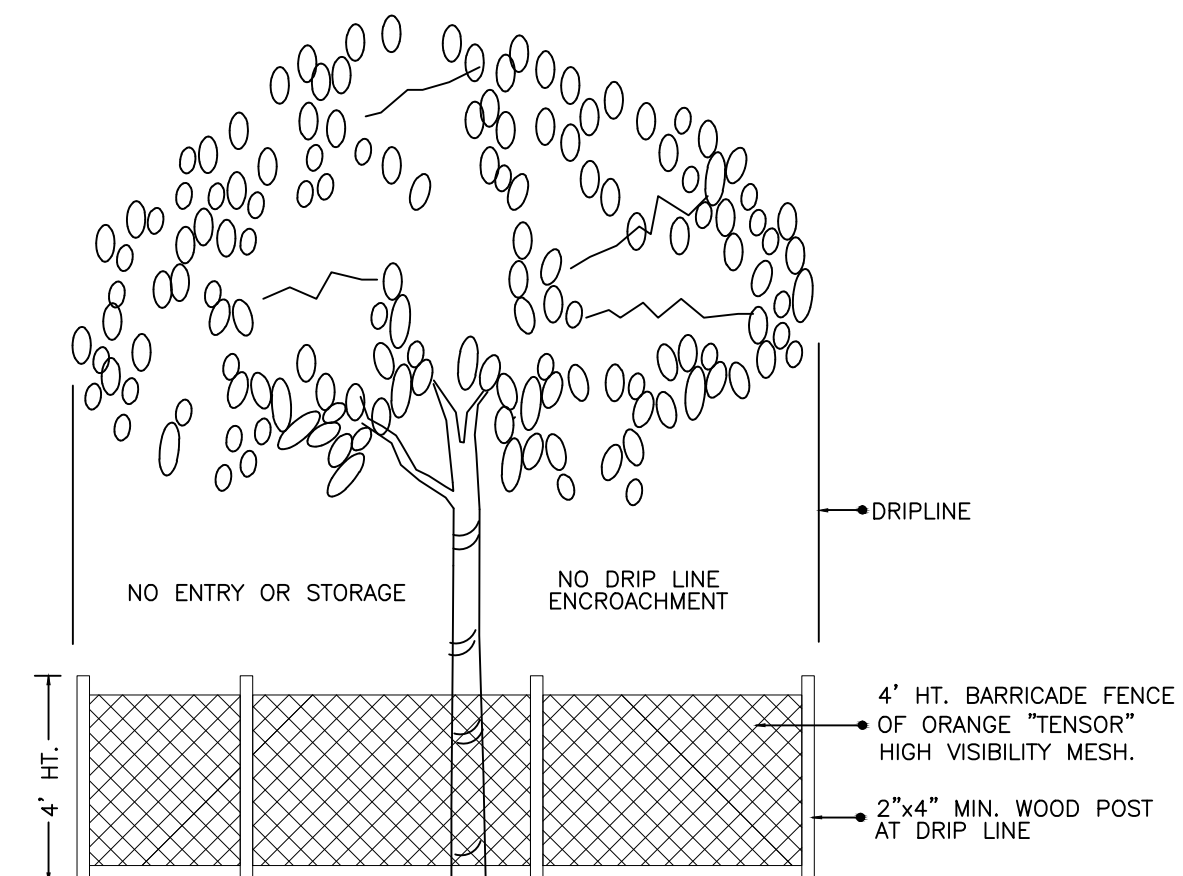
LARGE PALM PLANTING DETAIL

NTS.



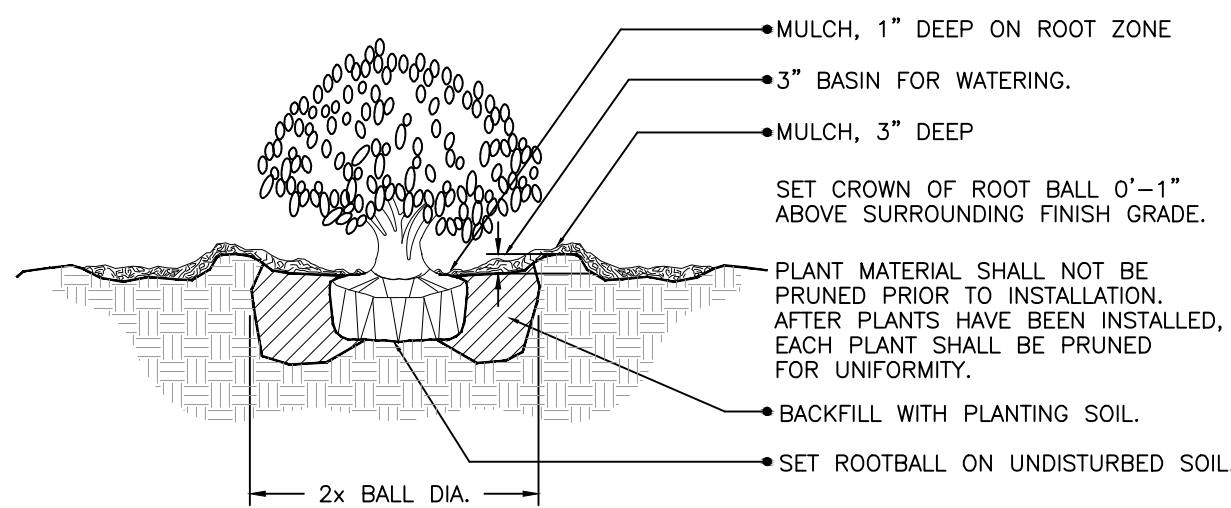
**CIGARED SABAL
PALM PLANTING DETAIL**

NTS.



**TREE PRESERVATION
BARRICADE FENCING DETAIL**

NTS.



SHRUB PLANTING DETAIL

NTS.

GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or florimulch grade "B" or better.
6. The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
7. BOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway.
8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% muck and 10% Canadian peat. All plant material to receive planting soil as per details.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4710 Two Full Business Days prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
15. No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or slightly higher.
16. Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period and removal & disposal of staking after establishment period.
17. Fertilizer for grass areas shall be NPK 16-4-8 @ 125 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form 4 fertilizer to include secondary micronutrients.
18. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Landscape Architect, the owner and governing municipality.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by winds less than 15 mph will be re-set and braced by the Contractor at no additional cost to the Owner.
21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
24. Root-prune all trees a minimum of (8) weeks prior to planting.
25. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious surfaces and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
26. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.

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