

interior Expansion

DONNA'S RESTAURANT

of

MARGATE

at

3211 N. STATE RD. 7

MARGATE, FL. 33068

ZONING INFORMATION

code tabulation

○ THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH THE
FBC 2017 6th Edition, LIFE SAFETRY 101 AND NEC 2011 ED

○ OCCUPANCY USE:	RETAIL SPACE
○ OCCUPANCY GROUP:	GROUP M
○ TYPE OF CONSTRUCTION:	TYPE IIB (UNSPRINKLERED)
RETAIL SPACE	= 1,930 SF PER UNIT
FE REQUIRED	= 1,930/2500 =1 REQUIRED (1 FE PROVIDED)
OUTDOOR PATIO	= 933 SQUARE FEET

OUTSIDE SEATING 24PERSONS
TOTAL SEATING CAPACITY..... 67 PERSONS

CODES AND STANDARDS

FL. BUILDING	: FLORIDA BUILDING CODE-2017 & LATEST SUPPLIMENT
FL. ELECTRIC	: NATIONAL ELECTRICAL CODE - 2011 EDITION
FL. ENERGY	: STATE OF FLORIDEA DEPT. OS COMMUNITY AFFAIRS"ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION 2010 EDITION

FL.FIRE PREVEVENTION	
CODE	: FFPC 2018 EDITION /U.L.AND NFPA 72 2010
HANDICAPPED CODE	: (A) FL. DEPT. OF COMMUNITY AFFAIRS; FL. ACCESIBILITY CODE FOR BUILDING CONSTRUCTION"-LATEST EDITION. (B) AMERICANS WITH DISABILITIES ACT (ADA)- LATEST EDITION (C) A.N.S.I. A117.1 - 1986

1) THE REQUIREMENTS SLALL BE INCLUSIVE OF ALL ADDENDUMS AND CLARIFICATIONS ISSUED
UP TO THE TIME WHEN THE BUILDING PERMIT IS GRANTED. THE LISTED CODES AND STANDARDS
SHALL NOT BE CONSTRUDED TO BE THE ONLY APPLICABLE CODES AND STANDARDS
GOVERNING THIS PROJECT. THE GENERAL CONTRACTOR, ALL SUB-CONTRACTORS AND
SUPPLIERS SHALL VERIFY AND ADHERE TO THE REQUIREMENTS OF THE CODESAND STANDARDS
THAT GOVERN AND PERTAIN TO THEIR PRESCRIBED SCOPE OF WORK.

2) EMERGENCY ILLUMINATION SHALL BE PROVIDED FOR A MINIMUM OF 1½ HOURS IN THE EVENT
OF FAILURE OF NORMAL LIGHTING. EMERGENCY LIGHTING FACILITY SHALL BE ARRANGED TO
PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN 0.1 FT-CANDLE (10.8 LUX) AND, AT ANY
POINT, NOT LESS THAN (0.1 FT-CANDLE (1.1 LUX) MEASURED ALONG THE PATH OF EGRESS AT THE
FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO NOT LESS THAN AN
AVERAGE OF 0.6 FT-CANDLE (6.5 LUX) AND, AT ANY POINT, NOT LESS THAN 0.06 FT-CANDLE
(0.65 LUX) AT THE END OF 1½ HOURS. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO
OF 40 TO 1 SHALL NOT BE EXCEEDED PER 7.9.2.1

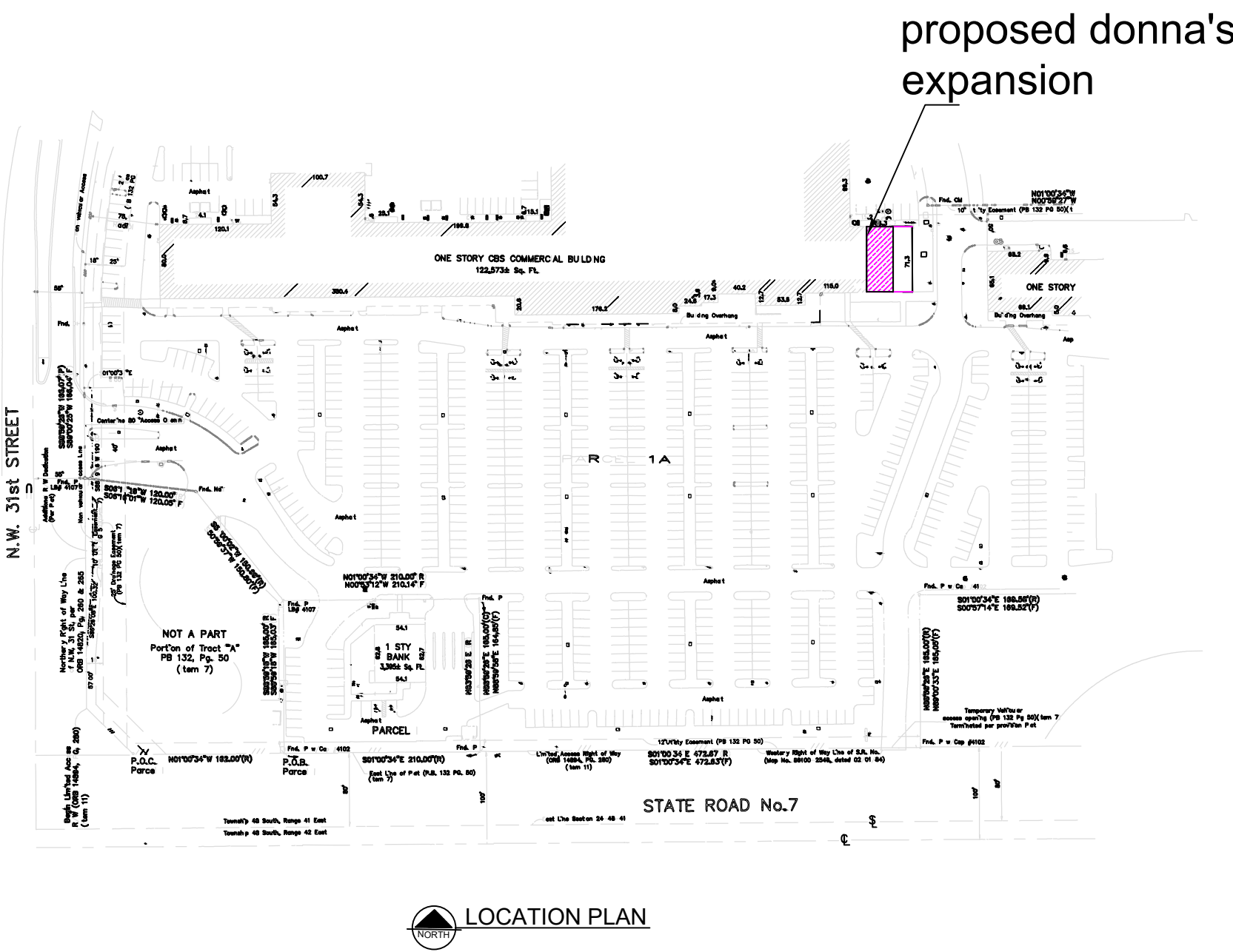
A & A DESIGN GROUP, INC.

2842 WATERFORD DR. SOUTH

DEERFIELD BEACH, FL. 33442

INDEX OF DRAWINGS

architectural	COVER SHEET- ZONING INFO & SITE PLAN A-101 : SITE AND DEMO PLAN A-102 : EQUIPMENT & LIFE SAFETY PLAN A-103: FLOOR PLAN & DETAILS A-104: REFLECTED CEILING PLAN
mech'l	M-101 FLOOR PLAN AND DETAILS
elect'l	E-101 : POWER & LIGHTING PLANS Panel Schedule & Riser
plumb'g	P-101: PLUMBING PLAN & ISOMETRICS

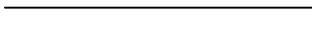
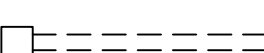


○ THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH THE
FBC 2017 6th Edition, LIFE SAFETY 101 AND NEC 2011 ED

- | | |
|-----------------------------|------------|
| OUTSIDE SEATING | 24PERSONS |
| TOTAL SEATING CAPACITY..... | 67 PERSONS |

ALL CODE REFERENCE IN COMPLIANCE W/- FFPC/NFPA, FLORIDA FIRE PREVENTION CODE 5th ED. AND NATIONAL FIRE PROTECTION ASSOCIATION LIFE SAFETY CODE UNLESS OTHERWISE NOTED

THE TENANT SPACE SHALL COMPLY W/- MODIFICATION AS PER LIFE SAFETY 101 CH 43
FIRESAFE ANY OPENINGS IN FIRE CONSTRUCTION TO MATCH ASSEMBLY PENETRATED AND
MIN 1HR F & T RATING PER NFPA 101:8.3.5.1.3 AND / OR 8.3.5.1.4 AS APPLICABLE

WALL LEGEND	
	EX 8" MASONRY WALL
	EXISTING NON BEARING 1HR RATED WALL
	EXISTING INTERIOR STUD WALL PER DETAIL
	NEW INTERIOR STUD WALL PER DETAIL
	NEW INTERIOR HALF HEIGHT PARTITION 3'-6" OR 4'-0".
	NEW TOILET PARTITION PLASTIC LAMINATE OR METAL PANELS

ALL DOORS IN MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE SHALL COMPLY W/- FAC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE TO OPEN FROM EGRESS SIDE.

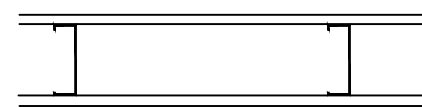
ALL FINISHES SHALL COMPLY WITH NFPA 101-36.3.3

TYPE OF ASSEMBLY:	=	RETAIL SPACE (GROUP M)
CONSTRUCTION TYPE:	=	TYPE IIB UNSPRINKLERED
FLAME SPREAD:	=	26-75
FINISH CLASS:	=	CLASS "C" FINISHES
TOTAL GROSS AREA bay 1	=	1,930
FE REQUIRED	=	$1,930/2500 = 1$ REQUIRED (1 FE PROVIDED)
FLAME SPREAD	=	76 - 201
SMOKE DEVELOPMENT	=	0 - 450

IF THE ADDRESS IS PLACED ON THE STOREFRONT THE NUMBERS SHALL BE WHITE. WHEN PLACED ON A LIGHT COLORED BACKGROUND THE COLOR SHALL BE BLACK.

ALL SIGNS AND LETTERING SHALL BE APPROVED BY LANDLORD.

OCCUPANCY LOAD
RETAIL SPACE BAY = 200 PERSONS



GYPSUM ASSOCIATION – WP1200 (1HR)

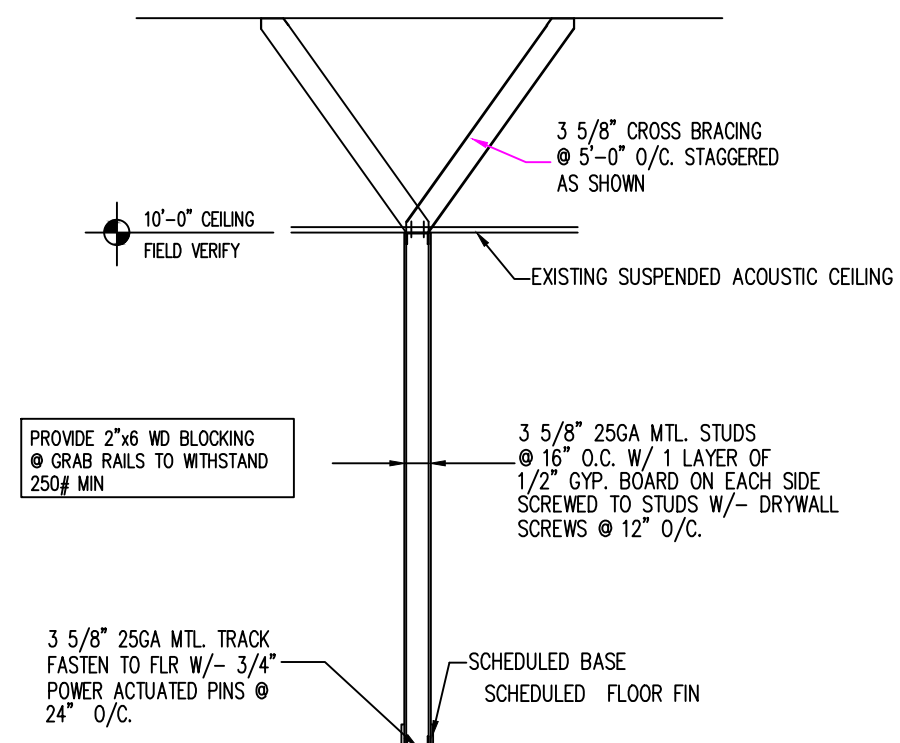
CONSTRUCTION TYPE: GYPSUM WALL BOARD, METAL STUDS
ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD OR VENEER BASE
APPLIED AT RIGHT ANGLES OR PARALLEL TO EACH SIDE OF 3-5/8"
(MIN.) METAL STUDS 24" o.c. WITH 1" TYPE 5 DRYWALL SCREWS
8" o.c. TO VERTICAL EDGES AND 12" o.c. TO TOP AND BOTTOM
RUNNERS AND INTERMEDIATE STUDS. STAGGER ALL VERTICAL AND
HORIZONTAL JOINTS 24" o.c. EACH SIDE AND OPPOSITE SIDES (NLB)

THICKNESS: 4-7/8" (MIN.)
LIMITING HEIGHT: 17'-3"
APPROX. WEIGHT: 6 PSF
FIRE TEST: FM WP-45, 6-19-68
OSU T-1770, 8/61
SOUND TEST: NGC 2385, 7-28-70

$$\frac{1}{1}$$

PENETRATION FIRE STOP PER DET ON SHT 2
#8 TRACK x PAF FOR STUD TO EXISTING CONC STRUCTURAL MEMBER
#8 TEK SCREWS @ 12" TO EX MTL DECK

ABOVE CEILING ADD THE
FOLLOWING WORDING EVERY
10'-0" TO FIRE RATED WALLS
FIRE AND SMOKE BARRIER
PROTECT ALL OPENINGS



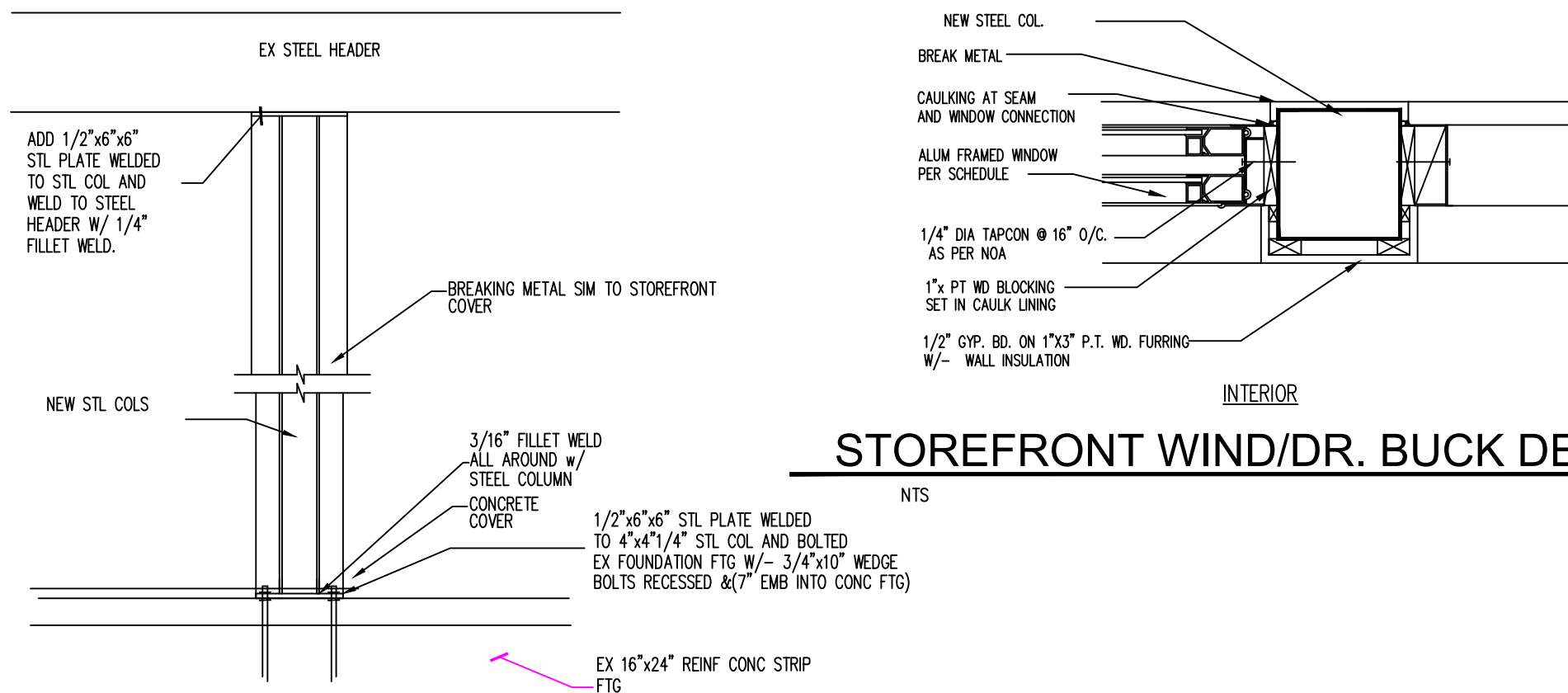
NTS

WATER RESISTANT DRYWALL (CEMENT BOARD) SHALL BE INSTALLED AT LAVATORY / SINK

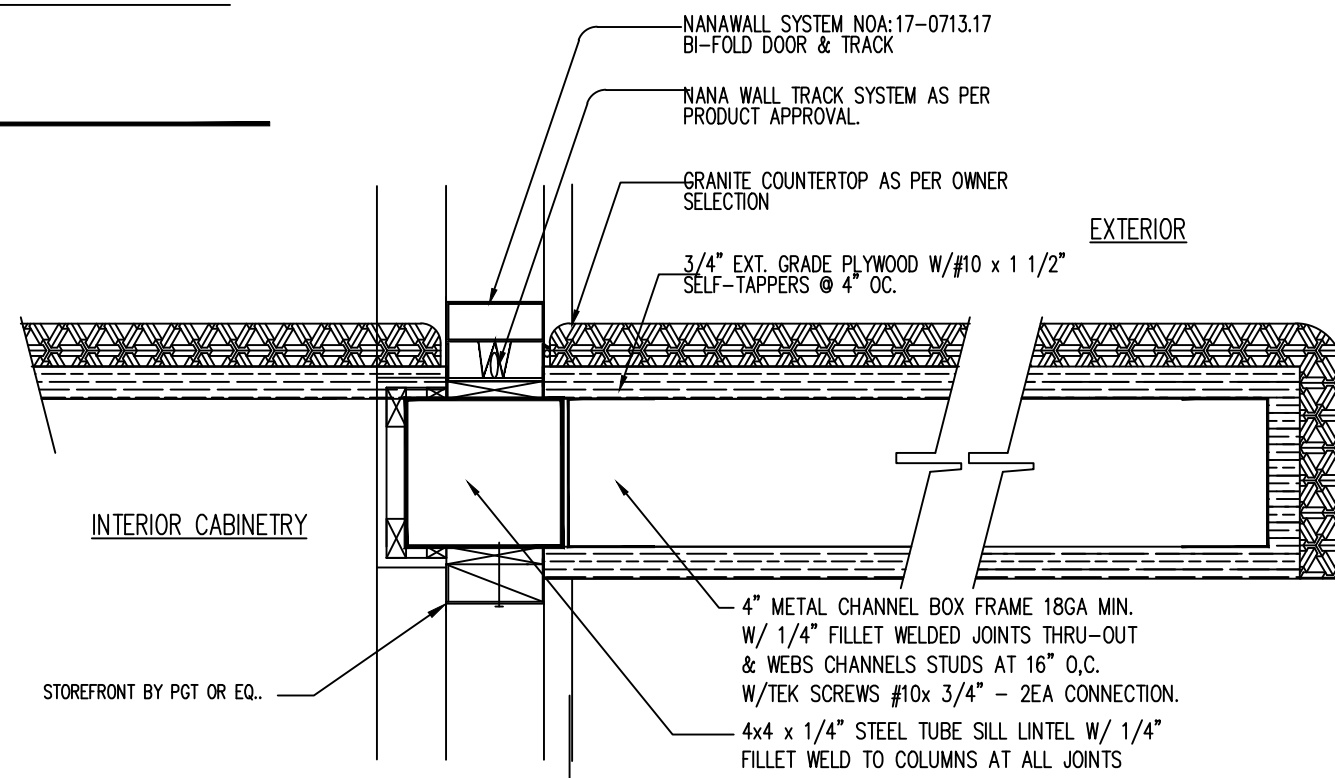
- NOTES

- A ALL STUDS SHALL BE 3 5/8" 25GA SPACE @ 16" O/C. U.O.N.
- B ALL STUDS SHALL CONNECT W/- (3) #8 TEK SCREWS
- C #8 TRACK FAST x POWER ACTUATED FASTENER TO ATTACHED STUD TO EXISTING STRUCTURAL MEMBER
- D #8 TRACK x PAF FOR STUD TO EXISTING CONC STRUCTURAL MEMBER

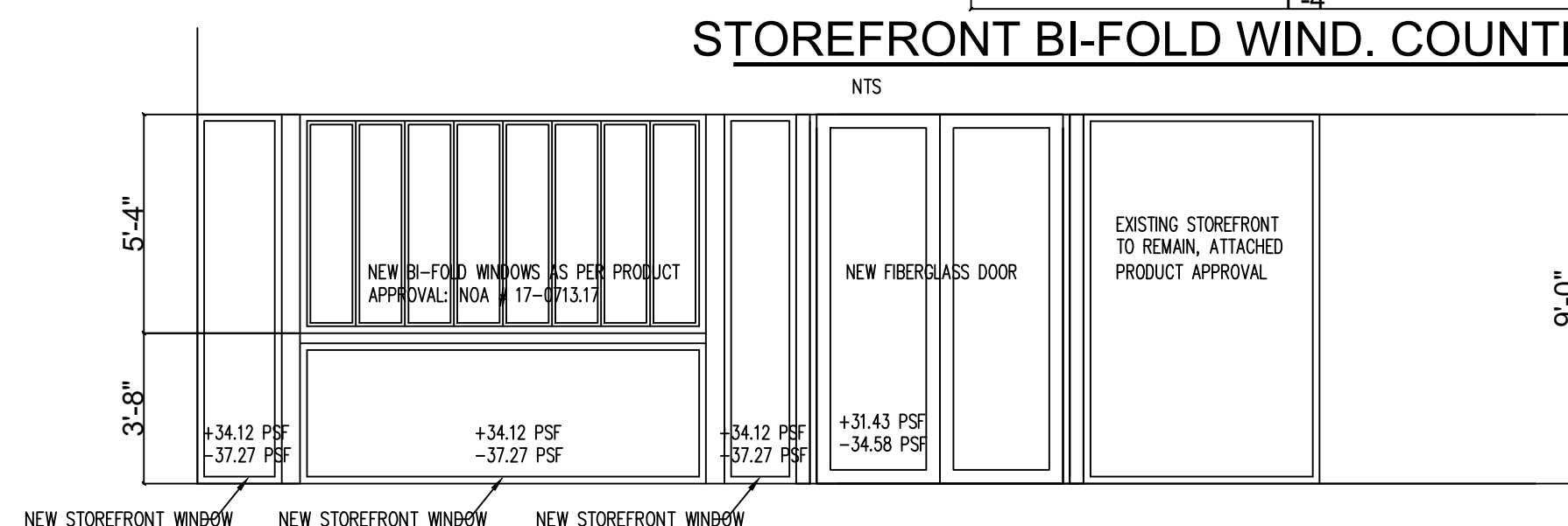
ROOM NAME	FLOOR FINISH	BASE	WALLS	WALL FINISH	CEILING FINISH	REMARKS
	PORCELAIN TILES					
	QUARRY TILE					
	CARPET					
		4" X6 BASE				
		CERAMIC TILE				
			1/2" DRYWALL			
			1/2" STUCCO FIN			
				1/4" WOOD PANELING		
				PANETED		
				CERAMIC TILE		
				EPOXY PAINT		
				STAINLESS STEEL PANEL		
				ACQUASTICAL TILE		
				EXPOSED BEAM		
				DRYWALL CEILING		
DINING						
HC TOILETS MEN & WOMEN TOILET						
EXPANDED KITCHEN AREA						
OFFICE						
LOUNGE						
BAR						
CORRIDOR						
BUFFET AREA						



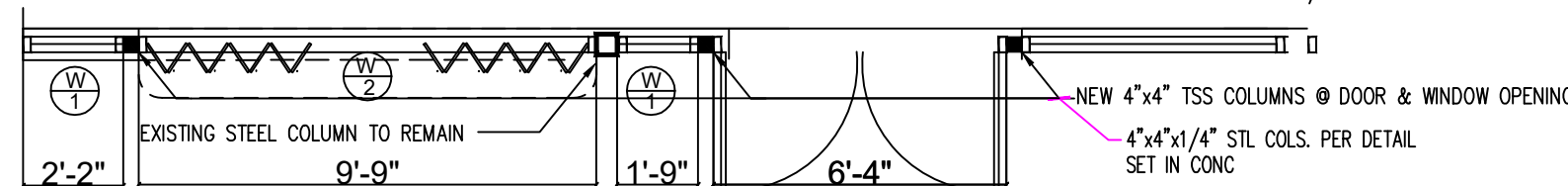
STL COL DET



STOREFRONT BI-FOLD WIND. COUNTERTOP



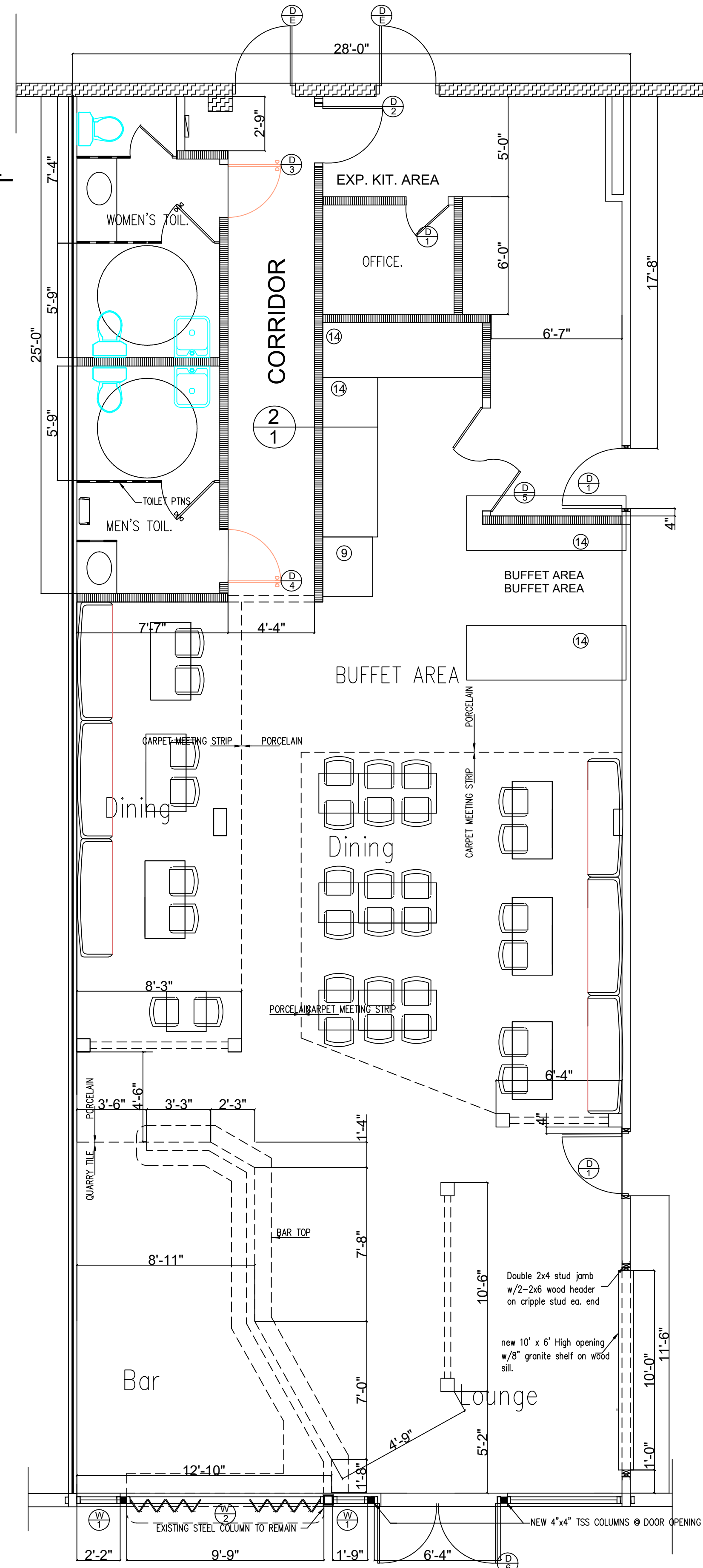
SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

WIND #	LOCATION	TYPE	SIZE	FRAME	REMARKS
W1	EXTERIOR STOREFRONT	ALUM/GLASS	AS SHOWN	ALUM	IMPACT
W2	BI-FOLD DOOR STOREFRONT	ALUM/GLASS	AS SHOWN	ALUM	NANAWALL: NOA #17-0713.17

DOOR #	LOCATION	TYPE	SIZE	FRAME	REMARKS
(D-1)	INTERIOR DOORS	SOLID PRE-HUNG	36" X 80"or96"	WOOD	lever type lackset
(D-2)	KITCHEN AND CORRIDOR	SOLID PRE-HUNG	36" X 80"	WOOD	With automatic closer
(D-3) (D-4)	H.C WASHROOM	INTERIOR QLTY. WOOD	36" X 80"	WOOD	
(D-5)	KITCHEN AND DINING	Dbl. Active Metal Doors.	60" X 80"	WOOD	
(D-6)	EXT. ENTRY TO DINING	FIBERGLASS ENTRY DR.	72" X 108"	WOOD	With automatic closer & Panic hardware by Jen-Weld or Equal.
(D-7)	EXISTING EXTERNAL DOORS TO REMAIN. INSTALL NEW Von Duprin or equal, Self-releasing Fire and Panic hardware. Exit devices installed per manufacturer's specification. (Panic bar shall be located opposite to hinges)				



SCALE: 1/4"=1'-0"

WATER WILL BE SERVED TO PATRONS UP ON REQUEST

[illegible]

A & A DESIGN GROUP, INC.
2842 WATERFORD DR. SOUTH
DEERFIELD BEACH, FL. 33442

SEAL
REZA JAVIDAN P.E. #60223

Proposed Donna's Tenant Space:

DONNAS RESTAURANT CHAIN

3211 N. STATE RD. 7,
Margate, FL

Designed by:	rh
checked by:	bijian
date:	10/16/2017
job no:	
sheet:	

A-103

Date: 03/-06/2018

Building Official

PENN DUTCH PLAZA

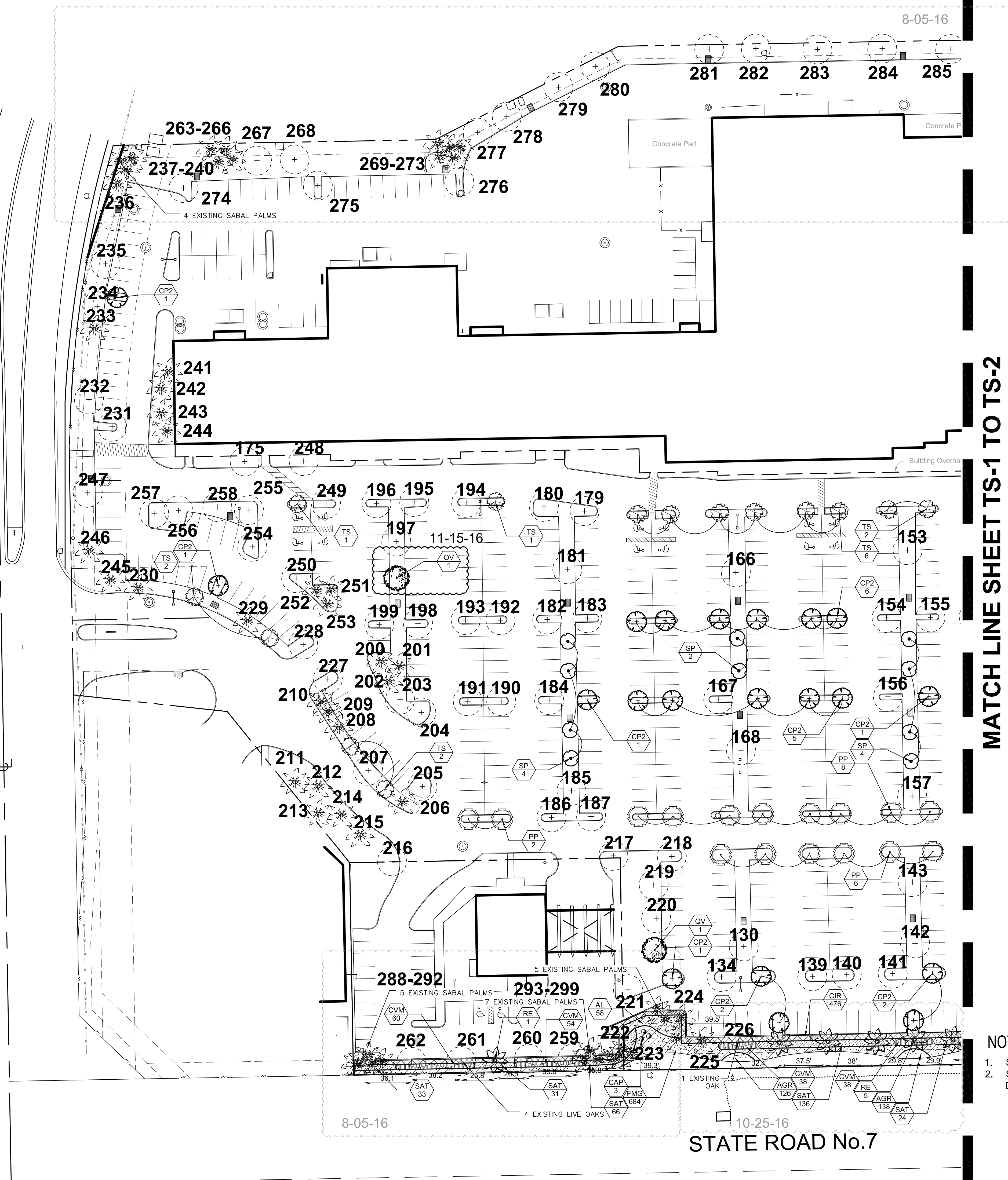
Re: 17-3963

RENT ROLL REPORT

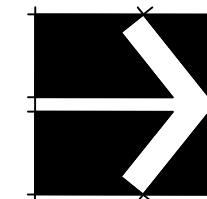
As of February 22, 2018

3105 - 3285 N. State Road 7, Margate, FL 33063				
Bay #	Tenant	Rented	Comments	Parking Requirement
3105	Sav-A-Lot Nutrition Centers	4,800	Retail R	15
3111	Pizza Hut	1,600	Take out/delivery Pizza R	6
3113	Margate Family Medical Office	1,200	Medical O	6
3115-33/77	You Fit Health Clubs	17,500	Fitness Center A	234
3179	Ice Cream	1,200	Ice Cream shop R	6
3181	South Florida Vision	1,600	Medical/Retail sales O	6
3183	Nails Aria Salon	2,132	Nail Salon R	9
3187	Zennet Day Spa	1,066	2/3 Retail, 1/3 Salon R	6
3189	Norkobes Beauty	1,268	Salon R	6
3191-99	Camp Canine	7,532	Retail R	24
3201	Penn Dutch Food Center	70,358	Grocery Store R	213
3203	Vacant	1,827	Retail R	6
3205	Final Cut Barber Shop	986	Barber R	3
3207	All Dental Care	892	Dentist O	3
3211	Donna's Expansion space	1,962	Restaurant A	27
3213	Donna's Restaurant	1,427	Restaurant A	20
3217-71	Florida Career College	28,600	School and admin offices O	87
3285	Toddler Club	6,304	Pre-School O	21
Vacant	RETAIL	5,651	VACANT SPACES	17
			Total Required	715
	Totals	157,905	Total Available	952

N.W. 31st STREET



MATCH LINE SHEET TS-1 TO TS-2



SCALE: 1"=40'-0"

- NOTES:
- SEE SHEET TD-3 FOR EXISTING TREE SURVEY LEGEND
 - SEE SHEET LP-3 FOR PLANTING SCHEDULE, LANDSCAPE DETAILS AND NOTES

ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
GOVERNMENTAL PROCESSING

ARCHITECTURAL ALLIANCE

912 S. JOHNNY WALKER BLVD., SUITE 100
MARGATE, FLORIDA 33155
TEL: (954) 286-0000 FAX: (954) 286-0001 EMAIL: INFO@ARCHALLIANCE.COM

HUGH JOHNSON
RLA #655

Seal

8-05-16
10-25-16
11-15-16

Revision Dates

Tree Replacement Plan

PENN DUTCH PLAZA

3201 N. State Road 7
Margate, Florida

Sheet Description

TREE REPLACEMENT PLAN

Release Date

1-22-16

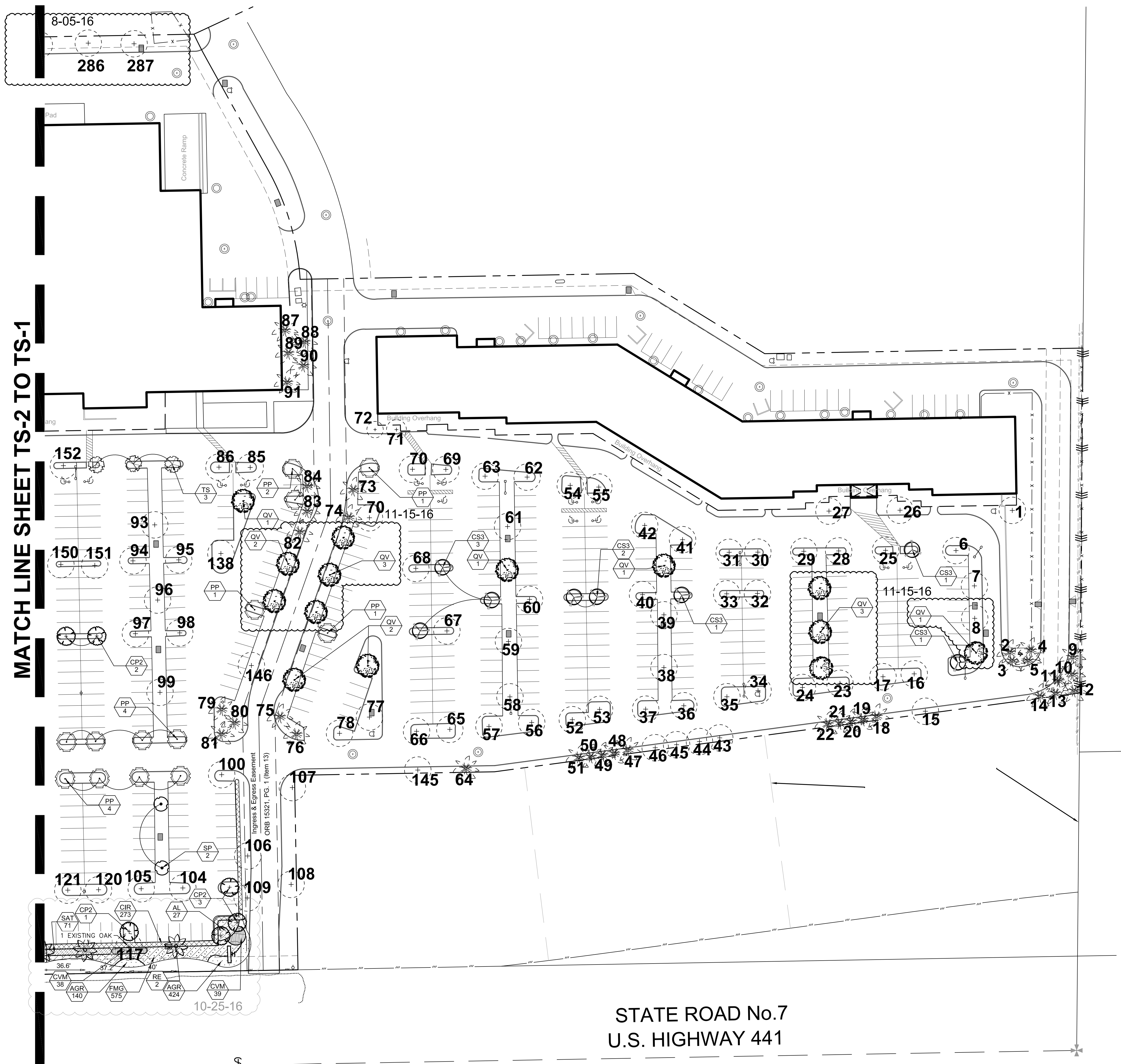
Project Number

1559

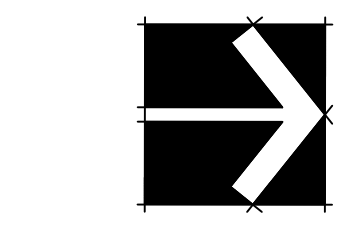
Drawing Number

LP-1

Sheet 4 of 5



MATCH LINE SHEET TS-2 TO TS-1



SCALE: 1"=40'-0"

- NOTES:
- SEE SHEET TD-3 FOR EXISTING TREE SURVEY LEGEND
 - SEE SHEET LP-3 FOR PLANTING SCHEDULE, LANDSCAPE DETAILS AND NOTES

ARCHITECTURE LANDSCAPE ARCHITECTURE LAND PLANNING INTERIOR DESIGN GOVERNMENTAL PROCESSING ARCHITECTURAL ALLIANCE 923 S. FOURTH AVE., SUITE 100, TAMPA, FL 33604 TEL: (813) 297-1100 FAX: (813) 297-1101 LCC000237		Seal
HUGH JOHNSON RLA #855		
8-05-16 10-25-16 11-15-16	Revision Dates	
Tree Replacement Plan PENN DUTCH PLAZA 3201 N. State Road 7 Margate, Florida		
Sheet Description TREE REPLACEMENT PLAN		
Release Date 1-22-16		
Project Number 1559		
Drawing Number LP-2 Sheet 5 of 6		

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	11-15-16	CONT	CAL	SIZE	NATIVE	DROUGHT	
CP2	26	COCOLOBIA DIVERSIFOLIA	PIGEON PLUM	25 GAL	1.5"-2.0"	8" HT. X 4' SPR.		YES	HIGH	
CS3	8	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	25 GAL	1.5" CAL	8" HT 4" SPR; SINGLE STRAIGHT LEADER		YES	HIGH	
PP	29	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	25 GAL	1.5"-2.0"	12" OA. HT.		YES	HIGH	
QV	16	QUERCUS VIRGINIANA	LIVE OAK	FG/B&B	2" CAL	12" OA, 5" SPR., SINGLE STRAIGHT LEADER		YES	HIGH	
TS	17	TECOMA STANS	YELLOW ELDER	25 GAL	1" CAL	6' HT OA, STANDARD		YES	HIGH	
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT		
RE	8	ROYSTONEA ELATA	FLORIDA ROYAL PALM	B&B FIELD GROWN		14' GW, MATCHED	11-15-16	NO	MEDIUM	
SP	12	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		12-14' OA; 6' CT, BOOTED		YES	HIGH	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	
CAP	3	CRINUM AUGUSTUM 'QUEEN EMMA'	'QUEEN EMMA' CRINUM	7 GAL.		36" HT. X 30" SPR.		NO	HIGH	48" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	
AL	85	ACALYPHA WILKESIANA 'LOUISIANA RED'	LOUISIANA RED COPPERLEAF	3 GAL		36" HT X 30" SPR		NO	LOW	36" o.c.
CIR	749	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	24" HT X 24" SPR				YES	MEDIUM	24" o.c.
CVM	267	CODIAEUM VARIEGATUM 'MAMMEY'	MAMMEY CROTON	3 GAL		24" OA.		NO	MEDIUM	24" o.c.
FMG	1,029	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.,		14" HT X 16" SPR		NO	HIGH	24" o.c.
SAT	361	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	3 GAL.,		24" HT X 24" SPR		NO	HIGH	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	DROUGHT	SPACING	
AGR	828	ARACHIS GLABRATA	PERENNIAL PEANUT	1 GAL		6" HT X 12" SPR @		NO	HIGH	12" o.c.

56 TREES TO BE REMOVED

TOTAL CANOPY LOSS: 9,804 s.f.
 TOTAL MITIGATION REQUIRED: 14,706 s.f.
 TOTAL MITIGATION PROVIDED: 16,550 s.f.

BREAKDOWN OF TREES REMOVED

40 NATIVE TREES:
 13 NON-NATIVE TREES:
 3 SPECIMEN TREES*:

5,881
 2,021
 1,902

9,804

BREAKDOWN OF REPLACEMENT TREES (91 of 99 NATIVE)

16 CATEGORY I TREES (300 s.f.): 4,800
 63 CATEGORY II TREES (150 s.f.): 9,450
 20 CATEGORY III TREES (100 s.f.): 2,000

16,550

*Total Value: \$7,510

*Total Value Mitigated: \$7,515 (15 Live Oaks @ \$501 each)

MARGATE PLANTING REQUIREMENTS

8-05-16

SEC. 23.6 ROW BUFFER REQUIREMENTS:

1 Tree for every 40 linear feet of ROW

SOUTH PERIMETER - NW 31st ST.

341 linear feet / 40 = 8.5 Trees Required
 7 Trees Provided

EAST PERIMETER - SR 7

682 linear feet / 40 = 17 Trees Required
 17 Trees Provided

Shrubs required: Continuous hedge

Shrubs provided: Continuous hedge

SEC. 23.7 BUFFER REQUIREMENTS ADJACENT TO OTHER PROPERTIES:

1 Tree for every 75 linear feet of perimeter

WEST PERIMETER

798 linear feet / 75 = 11 Trees Required
 13 Trees Provided

Shrubs required: Continuous hedge

Shrubs provided: Continuous hedge

SEC. 23.8 INTERIOR LANDSCAPE REQUIREMENTS:

1 Tree for every 200 s.f. of Landscape Space

Per Agreement with city, Sec. 23.8 would be satisfied by planting trees in all landscape islands missing trees, adding missing trees to median planting islands, and adding enhanced landscaping to perimeter plantings along SR 7.

PARKING ISLAND TREES

167 PARKING ISLANDS = 167 Trees Required
 167 Trees Provided
 +50 Median Island Trees Provided

NATIVE TREE & PALM REQUIREMENTS

Total Trees: 292

292 Trees Provided

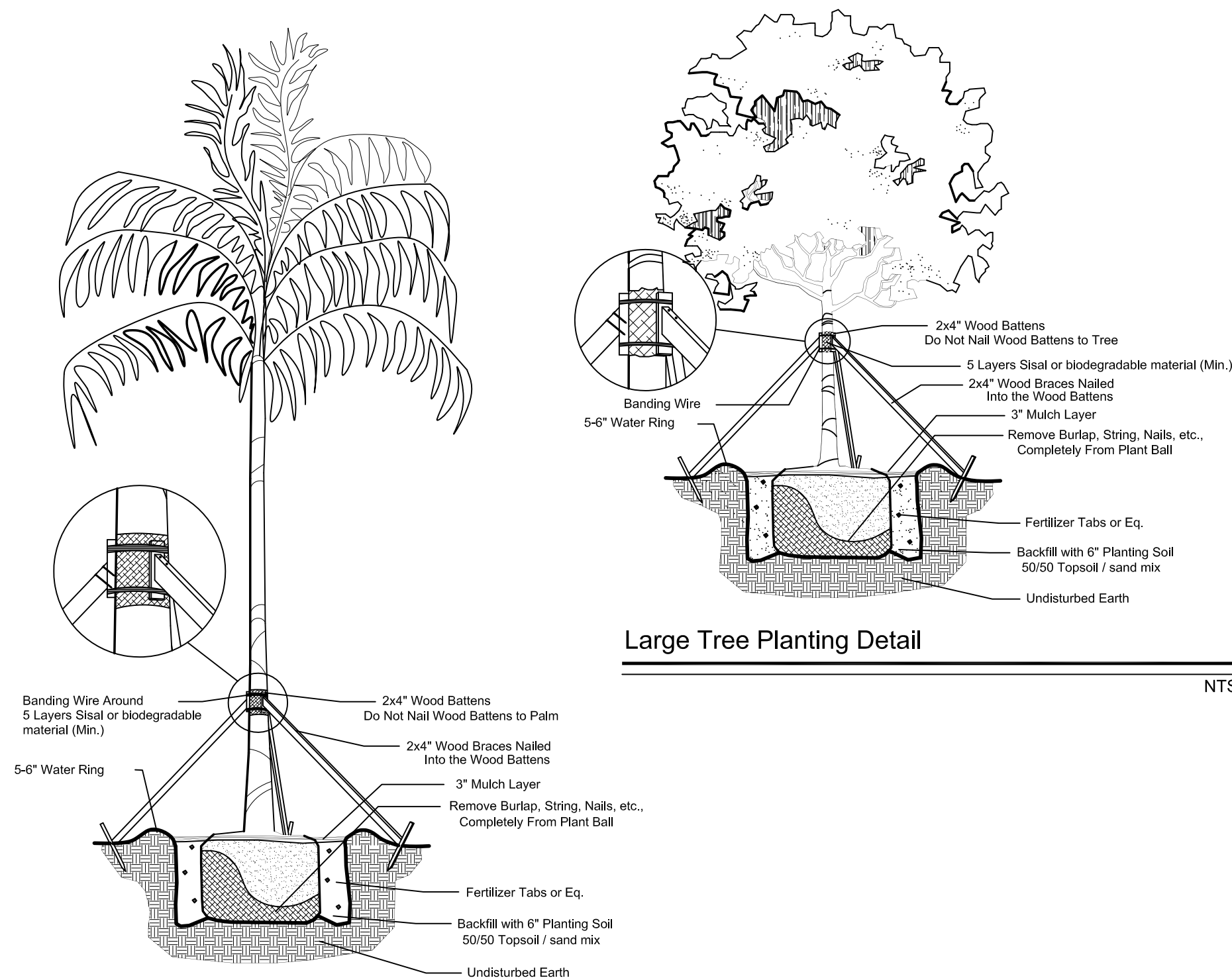
50% Native Trees Required: 146

215 Native Trees Provided (74%)

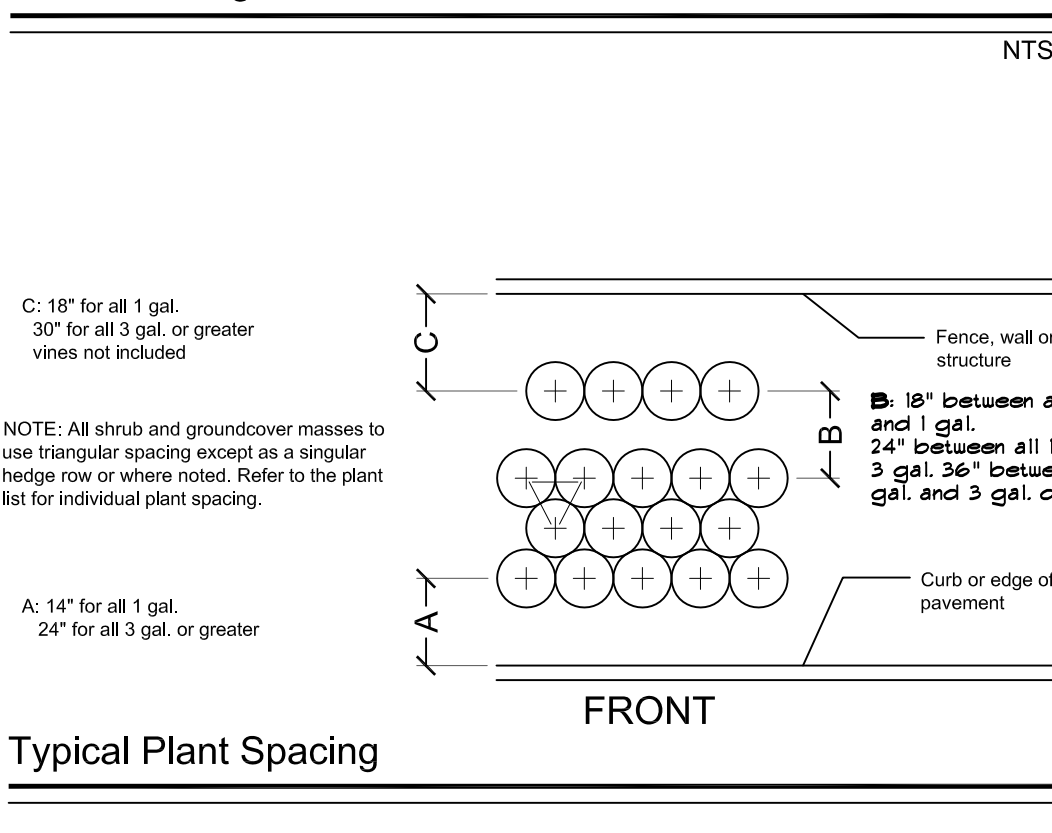
35% Total Palms Allowed: 102

44 Palms Provided (15%)

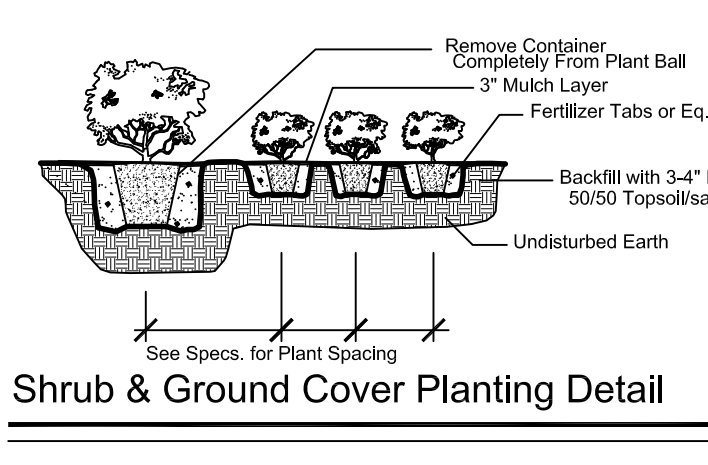
Palms counted at 3:1 except for Royal Palms at 1:1



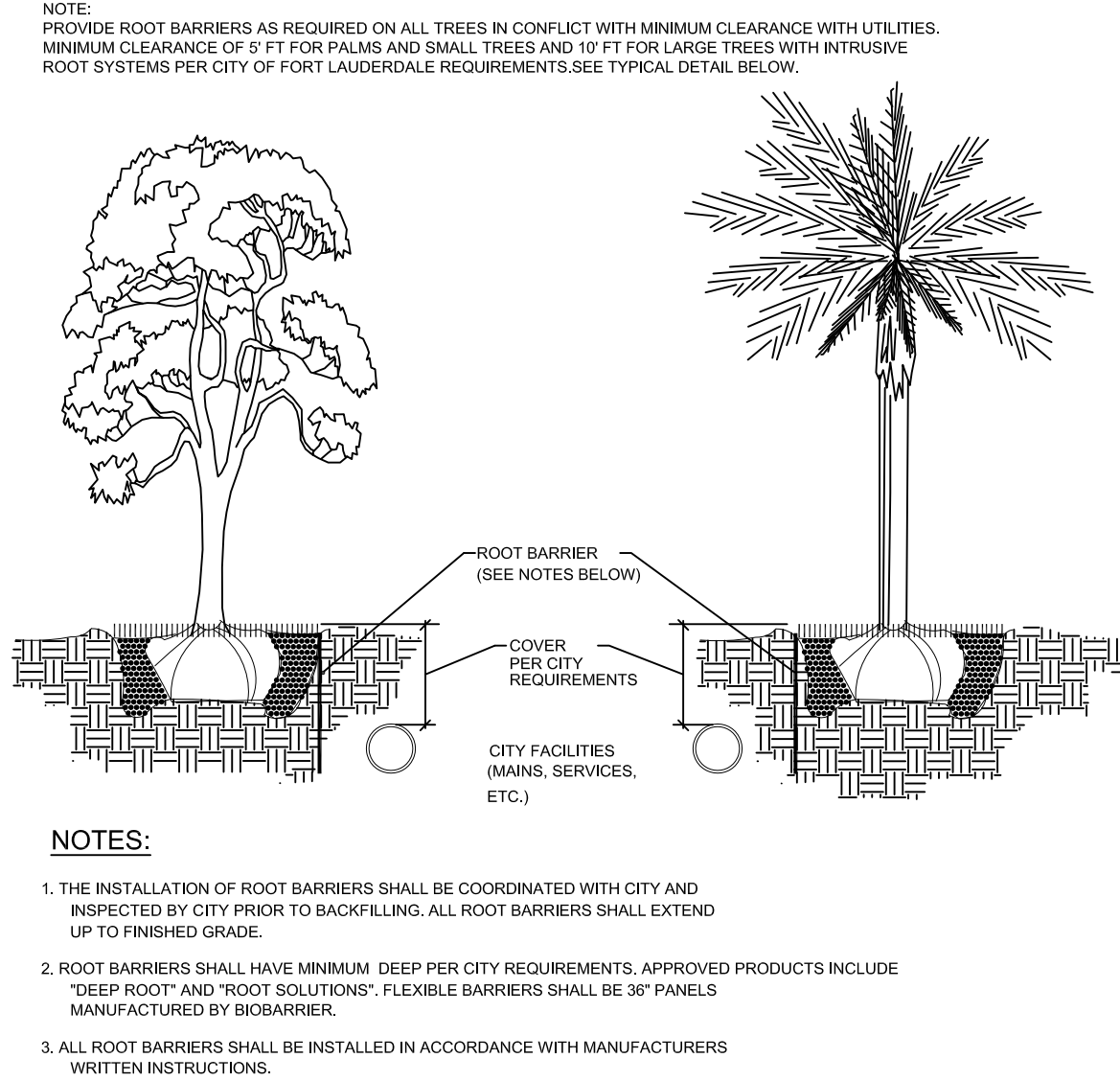
Palm Planting Detail



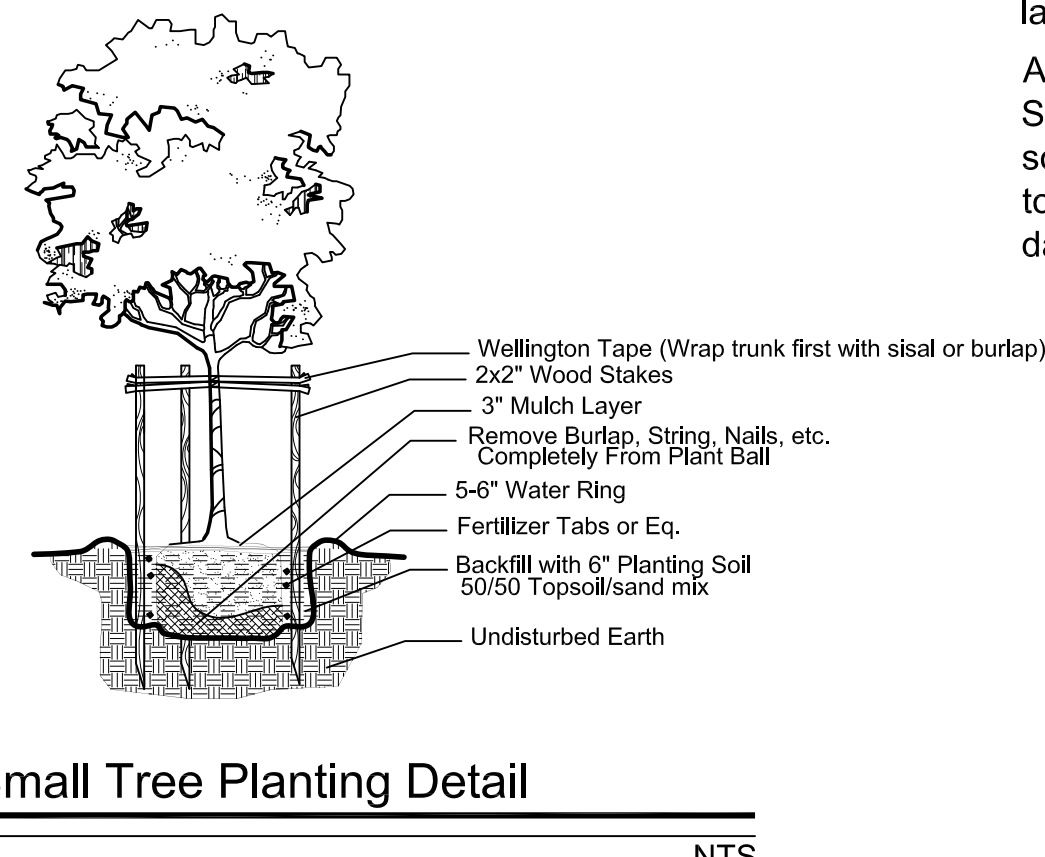
Typical Plant Spacing



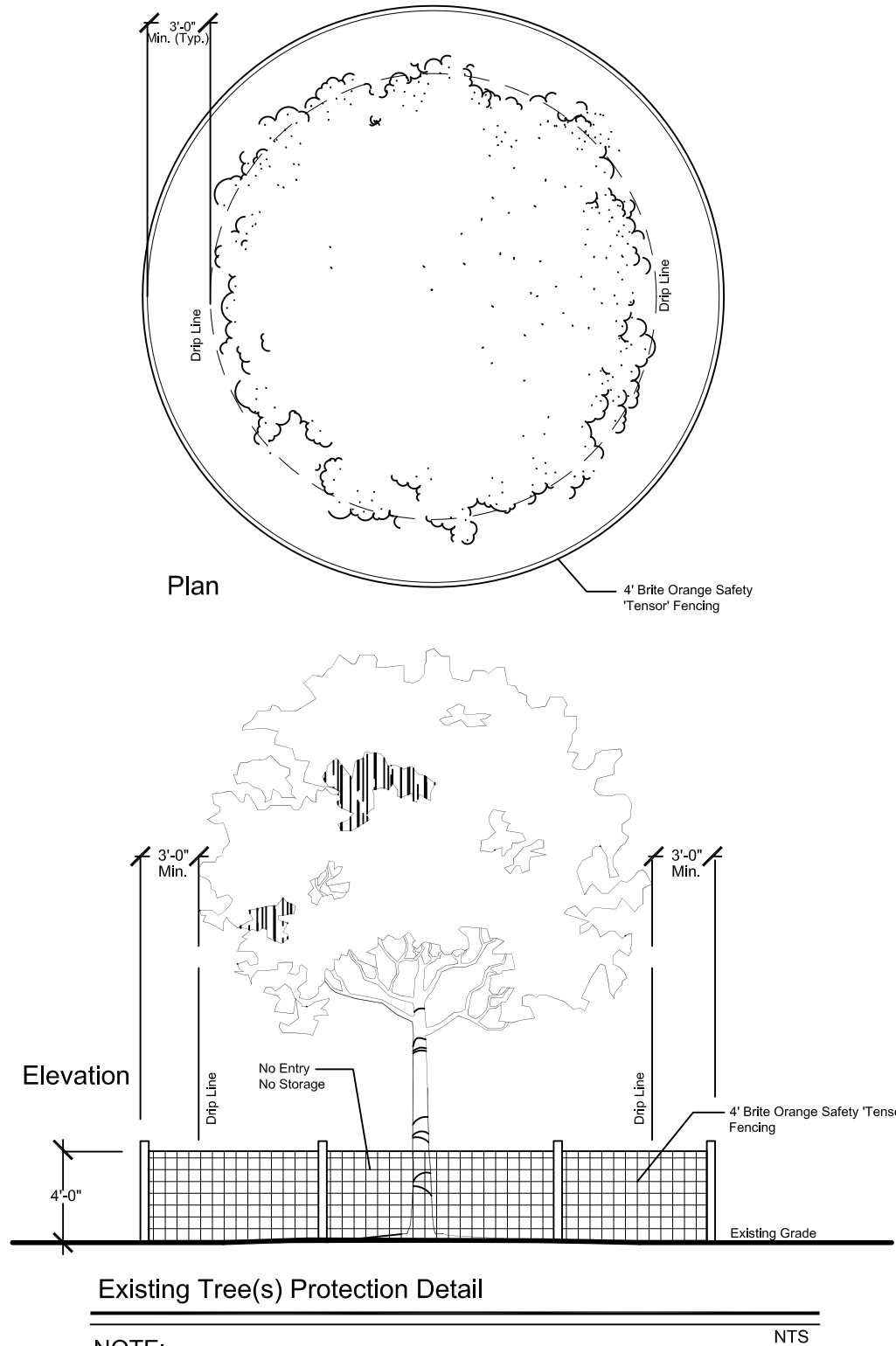
Shrub & Ground Cover Planting Detail



Typical Root Barrier Detail



Small Tree Planting Detail



Existing Tree(s) Protection Detail

NOTE: PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS. SEE TYPICAL DETAIL BELOW.

NOTES:

- THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
- ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
- ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warrantied by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

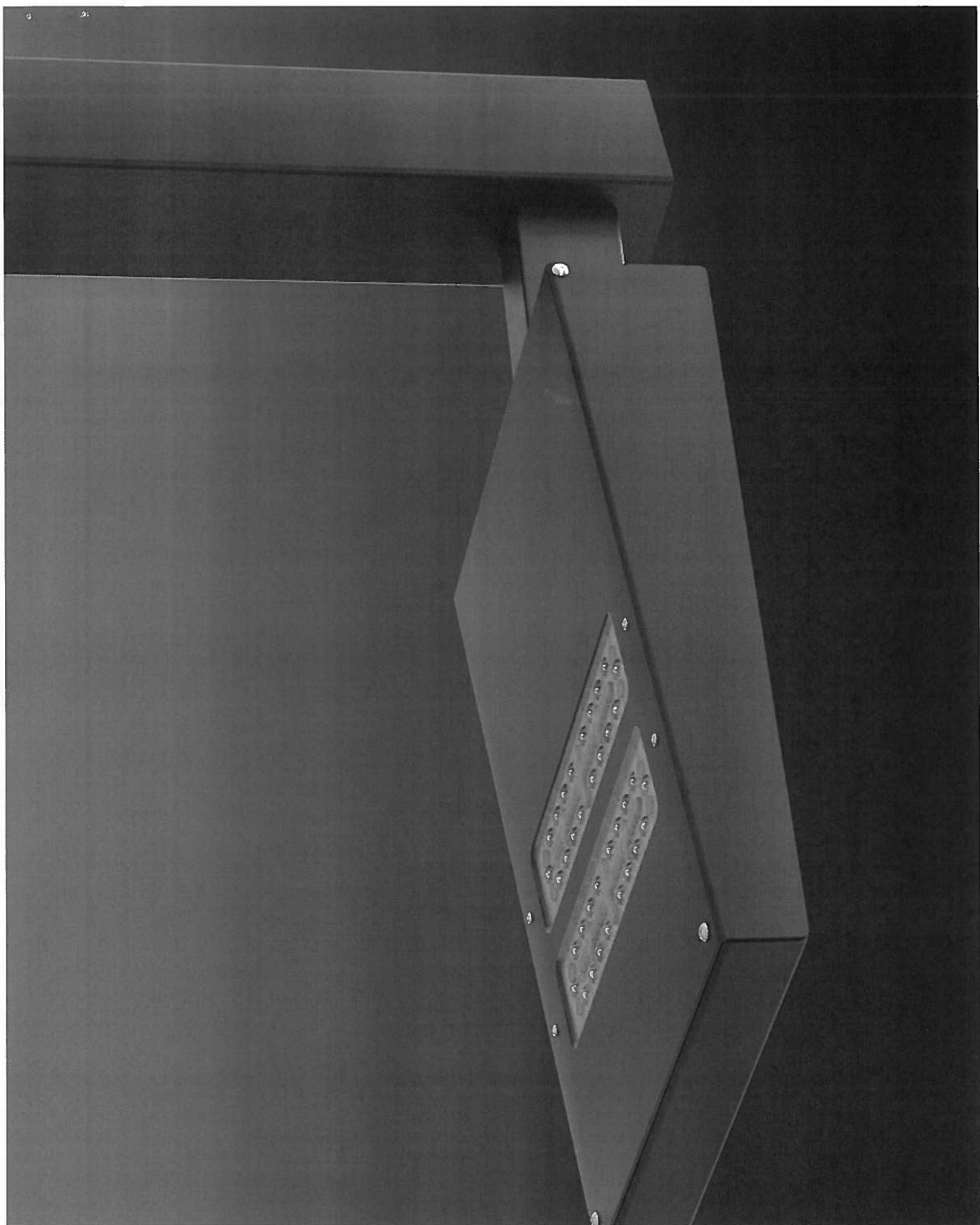
The plan takes precedence over the plant list.

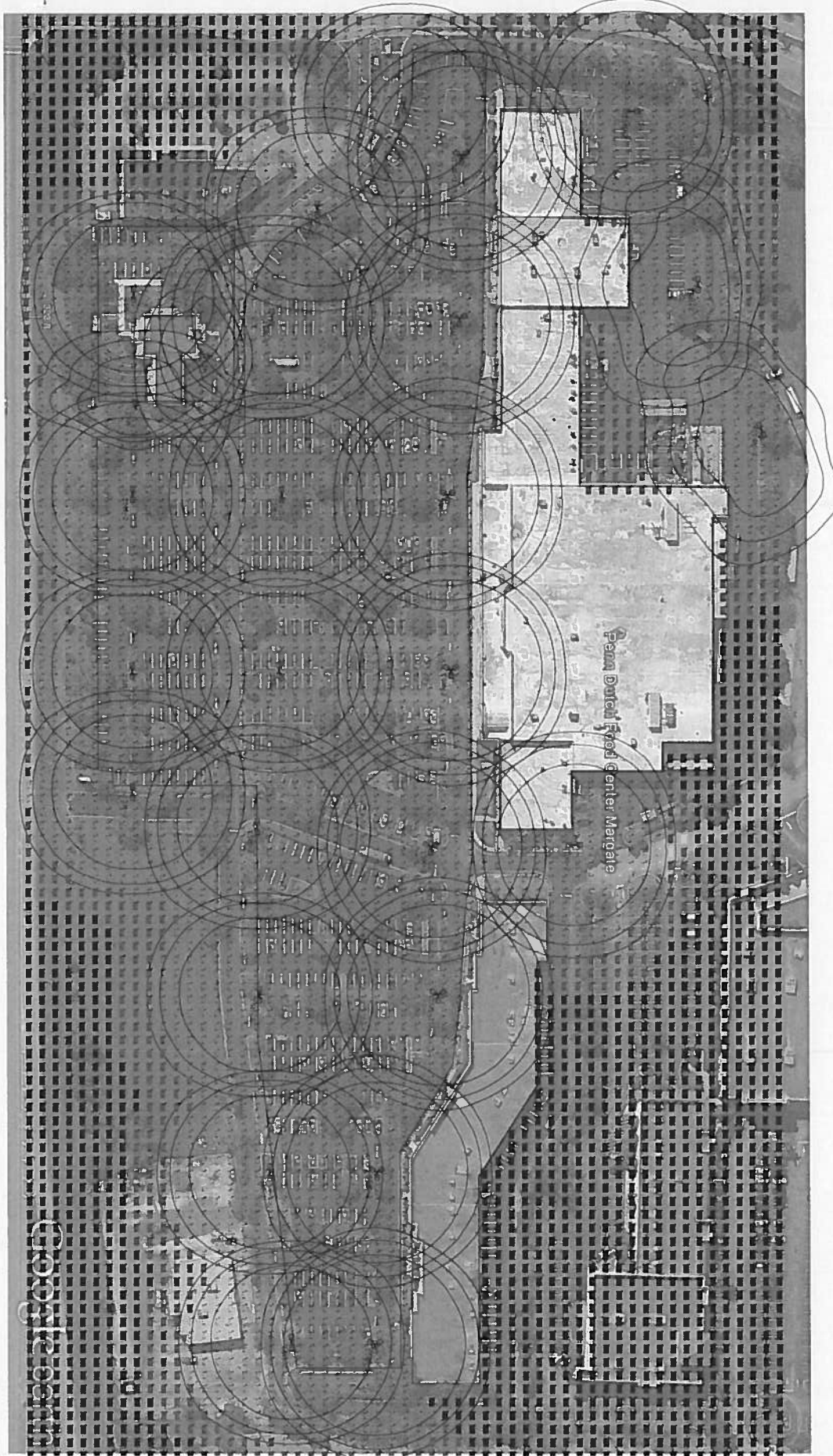
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.







40'-0" MOUNTING HEIGHT

Symbol	Qty	Label	Mounting Height	Beam Spread	Footcandle @ 40'	Footcandle @ 20'	Footcandle @ 10'
1	1	THD	40'-0"	10'-0"	1.0	4.0	16.0
2	1	THD	40'-0"	10'-0"	1.0	4.0	16.0
3	1	THD	40'-0"	10'-0"	1.0	4.0	16.0
4	1	THD	40'-0"	10'-0"	1.0	4.0	16.0
5	1	THD	40'-0"	10'-0"	1.0	4.0	16.0
6	1	THD	40'-0"	10'-0"	1.0	4.0	16.0
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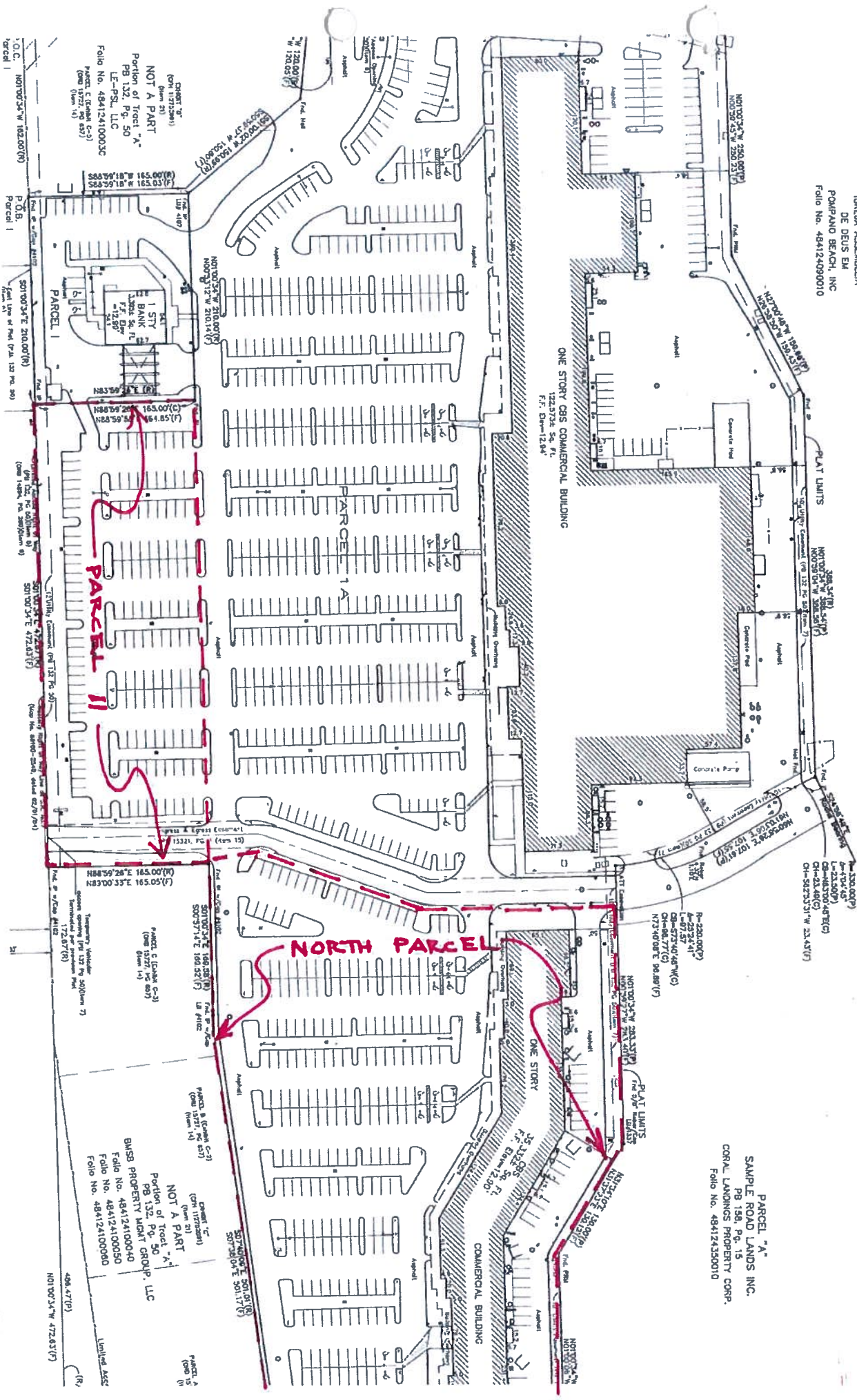
SKETCH OF BOUNDARY SURVEY ALTA / ACSM LAND TITLE SURVEY

GRAPHIC SCALE



PARCEL "A"
MARGATE PLAZA No. 2
Pg 132, Pg. 49
(Item 20)
LORELA ASSEMBLEIA
DE DEUS EM
POMPADOUR BEACH, INC
Folio No. 484124090010

PARCEL "A"
SAMPLE ROAD LANDS INC.
Pg 158, Pg. 15
CORAL LANDINGS PROPERTY CORP.
Folio No. 484124350010



NOT A PART
PORTION OF TRACT "A"
Pg 132, Pg. 50
LE-PSL, LLC
Folio No. 484124100030
PARCEL C (BANK C-3)
(Item 14)
(Item 21)
(Item 22)
(Item 23)

PARCEL C (BANK C-3)
(Item 14)
(Item 21)
(Item 22)
(Item 23)

NOT A PART
PORTION OF TRACT "A"
Pg 132, Pg. 50
BMSB PROPERTY TRUST GROUP, LLC
Folio No. 484124100050
Folio No. 484124100060
Folio No. 484124100080

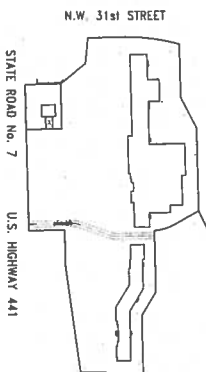
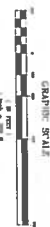
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft



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			Mon./Date	Age:	Description
			()	()	Revised Notes
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		2	07/06/98	TS	Rev. comp Title Summary
		3	07/06/98	TS	Revised Title Summary
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		81	07/06/98	TS	Revised Title Summary

CONSULTING ENGINEERS		LAND PLANNERS		SURVEYORS & MAPPERS	
2434 SW 29th Lane		www.browmell.com		Miami, Florida, 33133	
305-888-3888				305-888-3878 (FAX)	
Brown, Jr.	JR	1 Bst.	10 lbs	PLS/PSS wa	148
2A-1	B-1	Area 1" = 50'	Date 8/1/04	Confirmation by 148	

SKETCH OF BOUNDARY SURVEY ALTA / ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION

Section 1

Section 2

LEGAL DESCRIPTION

Section 3

LEGAL DESCRIPTION

Section 4

LEGAL DESCRIPTION

Section 5

LEGAL DESCRIPTION

Section 6

LEGAL DESCRIPTION

Section 7

LEGAL DESCRIPTION

Section 8

LEGAL DESCRIPTION

Section 9

LEGAL DESCRIPTION

Section 10

LEGAL DESCRIPTION

Section 11

LEGAL DESCRIPTION

Section 12

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Section 13

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Section 14

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Section 15

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Section 16

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Section 17

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Section 18

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Section 19

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Section 22

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Section 23

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Section 24

LEGAL DESCRIPTION

Section 25

LEGAL DESCRIPTION

Section 26

LEGAL DESCRIPTION

Section 27

LEGAL DESCRIPTION

Section 28

LEGAL DESCRIPTION

Section 29

LEGAL DESCRIPTION

Section 30

LEGAL DESCRIPTION

Section 31

Margate Plaza
Legals, Notes, and Certification

E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS
LAND PLANNERS
SURVEYORS & MAPPERS
1454 SW 28th Lane
Fort Lauderdale, FL 33304
www.ERBROWNELL.COM
Phone: 954/333-1111
Fax: 954/333-1112
Email: info@erbrownell.com

DATE	DESCRIPTION	INITIALS
11/11/11	Survey of Margate Plaza	ERB
11/11/11	Legal Description	ERB
11/11/11	Notes and Certification	ERB
11/11/11	Survey of Margate Plaza	ERB
11/11/11	Legal Description	ERB
11/11/11	Notes and Certification	ERB
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