



LEGAL DESCRIPTION:
 ALL OF LOT 11 AND A PORTION OF LOT 12, BLOCK 7, "BIRCH OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF LOT 14, "BIRCH ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 12, BLOCK 7, "BIRCH OCEAN FRONT SUBDIVISION"; THENCE NORTH 46°58'56" WEST ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 12, BLOCK 7, A DISTANCE OF 59.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 46°58'56" WEST, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 7; THENCE SOUTH 43°01'04" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, A DISTANCE OF 169.95 FEET; THENCE SOUTH 46°58'56" EAST, A DISTANCE OF 153.31 FEET; THENCE SOUTH 43°01'04" WEST, A DISTANCE OF 0.18 FEET; THENCE SOUTH 46°59'51" EAST, A DISTANCE OF 46.69 FEET; THENCE NORTH 43°01'04" EAST, A DISTANCE OF 170.12 FEET TO THE POINT OF BEGINNING.

- NOTES:**
- 1.) AREA OF THIS PROPERTY IS: 33,998 SQUARE FEET (0.7805 ACRES)
 - 2.) ELEVATIONS ARE BASED ON N.C.V. DATUM, BROWARD COUNTY BENCH MARK NO.: 3906, ELEVATION: 8.81 FEET.
 - 3.) COMMUNITY # 125105 0217F
 - 4.) FLOOD ZONE: AE
 - 5.) BASE FLOOD ELEVATION: 6.0 FEET
 - 6.) MAP DATE: 08/18/92
 - 7.) THIS SITE LIES IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - 8.) BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF LOT 11 BEING S.43°01'04"W.
 - 9.) THIS SURVEY WAS DRAFTED UTILIZING AUTOCAD RELEASE 14 SOFTWARE ON AN IBM COMPATIBLE COMPUTER. SHOULD A 3 1/2" OR 5 1/4" FLOPPY DISK WITH THIS SURVEY DATA BE DESIRED, CONTACT PULICE LAND SURVEYORS, INC.
 - 10.) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 11.) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: ROYAL ATLANTIC DEVELOPERS, LLC.

CERTIFICATION:
 I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

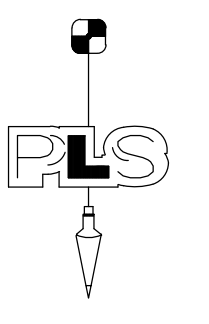
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, REG. LAND SURVEYOR #2691
 BETH ANN SHIELDS, PROFESSIONAL SURVEYOR AND MAPPER #6136
 STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4	ORDER #43976-ADD LAND LEASE LINE 1/13/05	B.A.B.
3	ORDER #43976-UPDATE SURVEY 1/20/03	H.V.S.
2	ORDER #43270-LOCATE EAST EDGE OF CHANNEL	C.D.
1	ORDER #42997-BOUNDARY & TOPG SURVEY 5/17/02	M.J.P.

BAYSHORE PARCEL AT
 435 BAYSHORE DRIVE
 FT. LAUDERDALE, BROWARD COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com

DRAWN BY: M.J.P.
 CHECKED BY: J.F.P.

SCALE: 1" = 20'
 SURVEY DATE: 01/20/03

FILE: ROYAL ATLANTIC DEVELOPERS, LLC
 ORDER NO.: 43976

"ROYAL ATLANTIC"

A REPLAT OF ALL OF LOT 11 AND A PORTION OF LOT 12, BLOCK 7, "BIRCH OCEAN FRONT SUBDIVISION"
PLAT BOOK 19, PAGE 26, BROWARD COUNTY RECORDS
AND A PORTION OF LOT 14, "BIRCH ESTATES"
PLAT BOOK 23, PAGE 24, BROWARD COUNTY RECORDS
AND A PORTION OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
ALL LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA

CFN # 104444789,
Page 1 of 2
Recorded 10/28/2004 at 09:37 AM

LEGAL DESCRIPTION:

ALL OF LOT 11 AND A PORTION OF LOT 12, BLOCK 7, "BIRCH OCEAN FRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF LOT 14, "BIRCH ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 33,998 SQUARE FEET (0.7805 ACRES), MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, U.L.C., ROYAL ATLANTIC DEVELOPERS, A FLORIDA CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ROYAL ATLANTIC", A REPLAT.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

WITNESSES

1. Jane Storms
PRINT NAME: Jane Storms
2. Elizabeth E. Pulice
PRINT NAME: ELIZABETH E. PULICE

ROYAL ATLANTIC DEVELOPERS, L.L.C.
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
PRINT NAME: EDWIN VERDEZOTO
TITLE: MANAGING MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, EDWIN VERDEZOTO, MANAGING MEMBER OF ROYAL ATLANTIC DEVELOPERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH. WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF April, 2004.

COMMISSION # DD156589
MY COMMISSION EXPIRES: 10/09/06

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Elvillaine Rivera

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33355
954-572-1777
FAX NO. 954-572-1778
MAY 2002

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. 03-173 ADOPTED BY SAID CITY COMMISSION THIS 18th DAY OF November, 2003, IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 15th DAY OF December, 2003.

BY: [Signature] 12/15/03
CITY CLERK DATE

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD OF THE 23rd DAY OF April, 2003.

[Signature] 4/23/03
CHAIRPERSON DATE
CITY OF FORT LAUDERDALE

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT FOR RECORD THIS 7 DAY OF October, 2004.

BY: [Signature]
CITY ENGINEER
PETER PARTINGTON, P.E.
REG. NO. 450991 - STATE OF FLORIDA
CITY OF FORT LAUDERDALE

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 11th DAY OF October, 2004.

BY: [Signature]
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 27 DAY OF February, 2003.

BY: [Signature]
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 11th DAY OF October, 2004.

BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 17th DAY OF February, 2004.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR
BY: [Signature] Deputy Mayor, County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION-RECORDING SECTION:

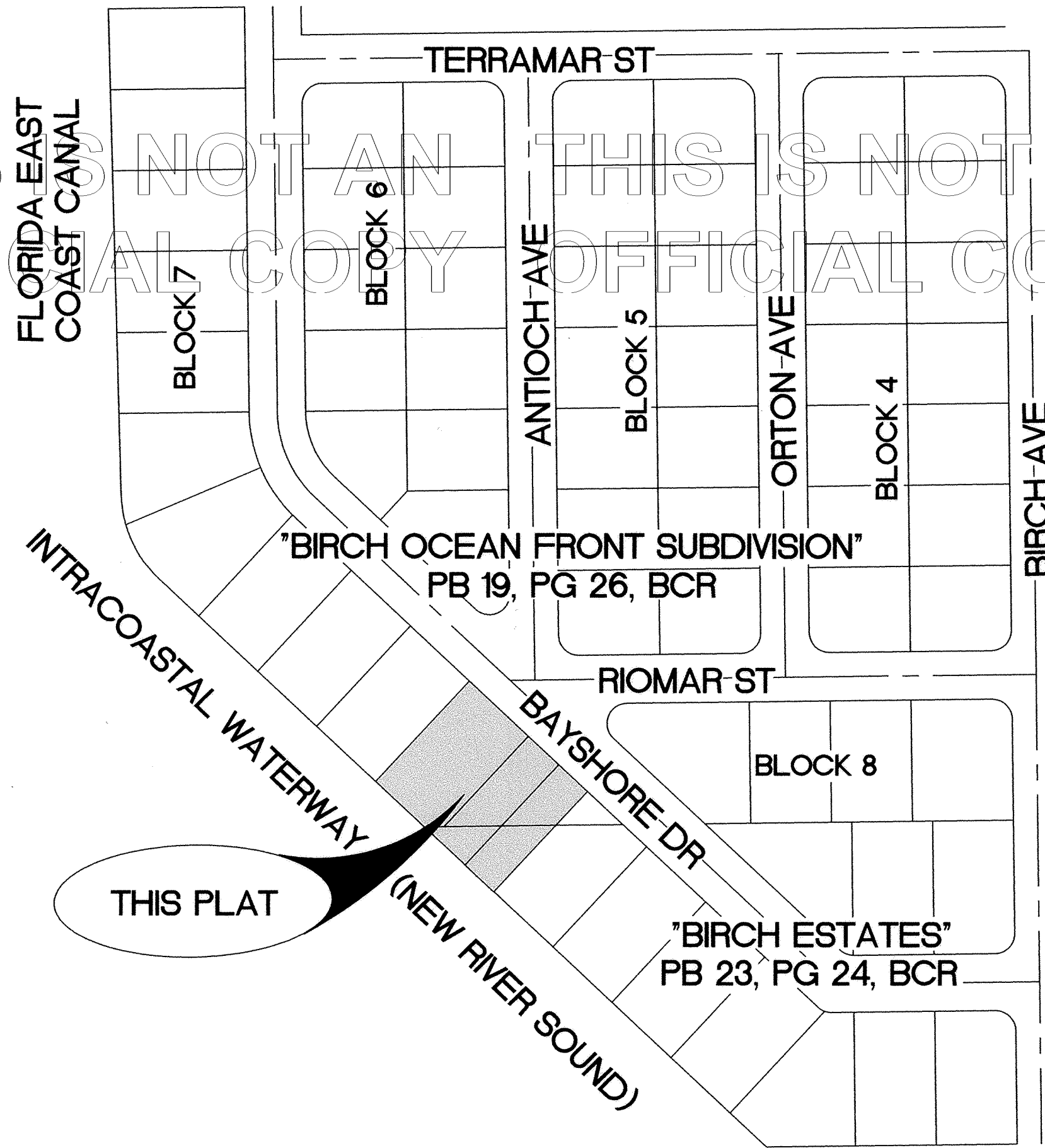
THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 28 DAY OF OCT, 2004, AND RECORDED IN PLAT BOOK 174 PAGE 32, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR
BY: [Signature] DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING SERVICES DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD

BY: [Signature] DATE: 9/2/04 BY: [Signature] DATE: 9/2/04
ERIC B. AUGUSTO BROWARD COUNTY SURVEYOR HENRY P. COOK DIRECTOR OF ENGINEERING
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER: LS5695 REGISTRATION NUMBER 12506



LOCATION MAP
BLOCKS 4 THROUGH 8, "BIRCH OCEAN FRONT SUBDIVISION"
AND PORTION OF "BIRCH ESTATES"
NOT TO SCALE

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 61C17-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 17th DAY OF May, 2002, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

[Signature] 5-17-02
JOHN F. PULICE, PRESIDENT DATE
REG. LAND SURVEYOR #2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DEDICATION ACKNOWLEDGEMENT: EVILANE RIVERA, Notary Public - State of Florida, Commission # DD156589, Bonded by National Notary Assn.

ROYAL ATLANTIC DEVELOPERS, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR: ERIC B. AUGUSTO, No. 2691, STATE OF FLORIDA

COUNTY SURVEYOR: ERIC B. AUGUSTO, No. 5699, STATE OF FLORIDA

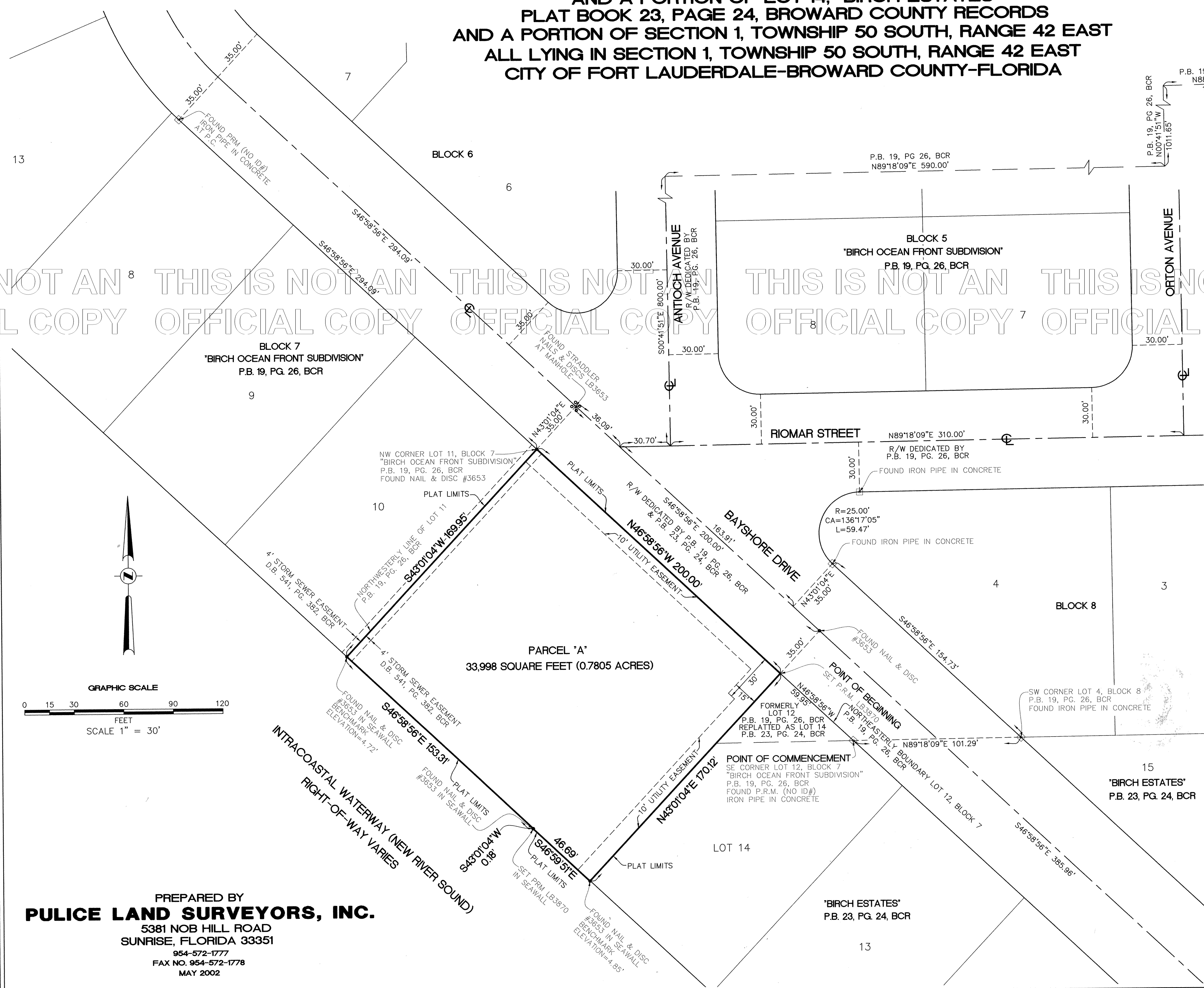
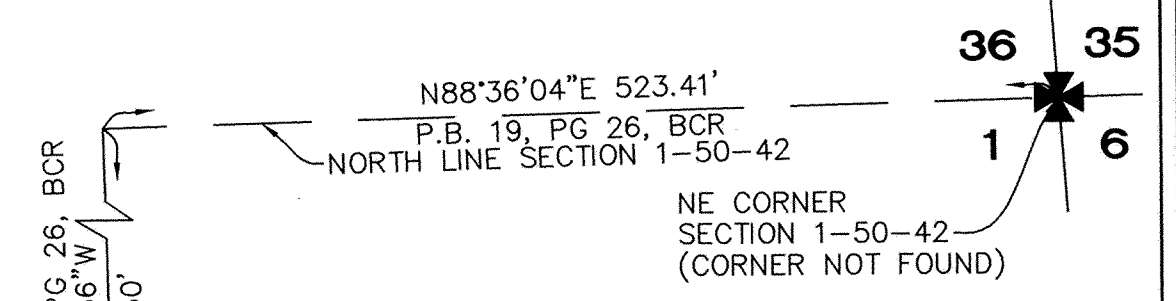
COUNTY ENGINEER: HENRY P. COOK, No. 12506, STATE OF FLORIDA

CITY OF FORT LAUDERDALE

CFN #104444789
Page 2 of 2

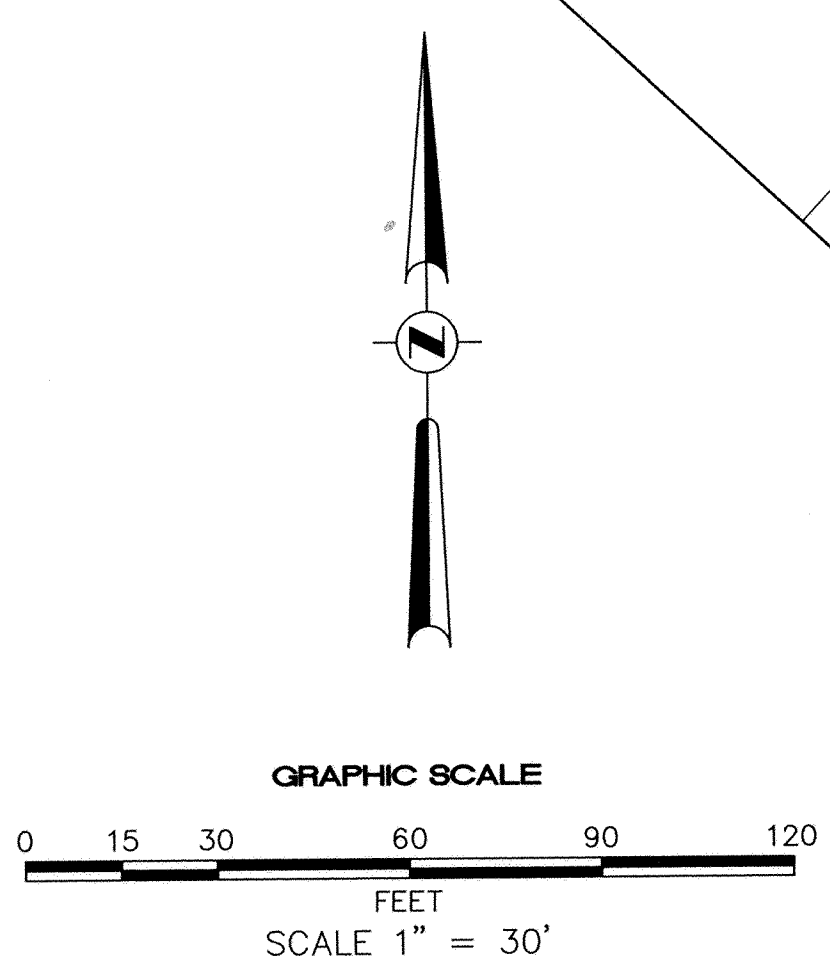
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ALL LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA



- SURVEYORS NOTES:**
- 1) P.R.M. DENOTES: PERMANENT REFERENCE MONUMENTS INDICATING P.K. NAIL & "P.R.M." DISC IN CONCRETE UNLESS OTHERWISE NOTED.
 - 2) P.C.P. DENOTES: PERMANENT CONTROL POINT.
 - 3) DENOTES: NON VEHICULAR ACCESS LINE.
 - 4) BCR DENOTES: BROWARD COUNTY RECORDS.
 - 5) D.B. DENOTES: DEED BOOK.
 - 6) P.B. PG. DENOTES: PLAT BOOK AND PAGE.
 - 7) DENOTES: CENTER LINE.
 - 8) P.C. DENOTES: POINT OF CURVATURE.
 - 9) BENCHMARK REFERENCE: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NUMBER 3906 ELEVATION: 8.81' CAP IN CONCRETE CUTTER OF CENTER MEDIAN AT NORTH SIDE OF INTERSECTION OF HWY A1A AND BAYSHORE DRIVE, NEAR "BAHAMA HOTEL" 8.8' NORTH OF NORTH EDGE OF A BRICK CROSSWALK, 1 ± WEST OF FACE OF CURB, 4' WSW OF "NO U TURN" SIGN POST IN CENTER OF MEDIAN. CAP IS A STANDARD DNR BRASS DISK. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 10) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 11) THIS PLAT IS RESTRICTED TO 37 HIGH-RISE RESIDENTIAL UNITS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
 - 12) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BAYSHORE DRIVE BEING N46°58'56"W.
 - 13) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 17, 2009, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR
 - 14) IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 17, 2009, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
 - 15) B.C.E.D. DENOTES: BROWARD COUNTY ENGINEERING DIVISION
 - 16) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - 17) R/W DENOTES: RIGHT-OF-WAY
 - 18) ID# DENOTES: IDENTIFICATION NUMBER
 - 19) LB DENOTES: LICENSED BUSINESS NUMBER
 - 20) R DENOTES: RADIUS
 - 21) CA DENOTES: CENTRAL ANGLE
 - 22) L DENOTES: ARC LENGTH

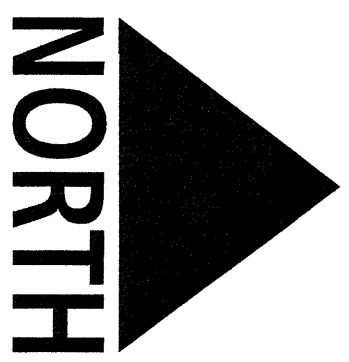
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PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
MAY 2002

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Broward County makes no claim or guarantee regarding the accuracy of any copies.



Feet 300 200 100 0 150 300 Feet
Map Scale: 1 inch = 300 feet

BROWARD COUNTY, FL.

DATE OF FLIGHT

2012

SECTION

01

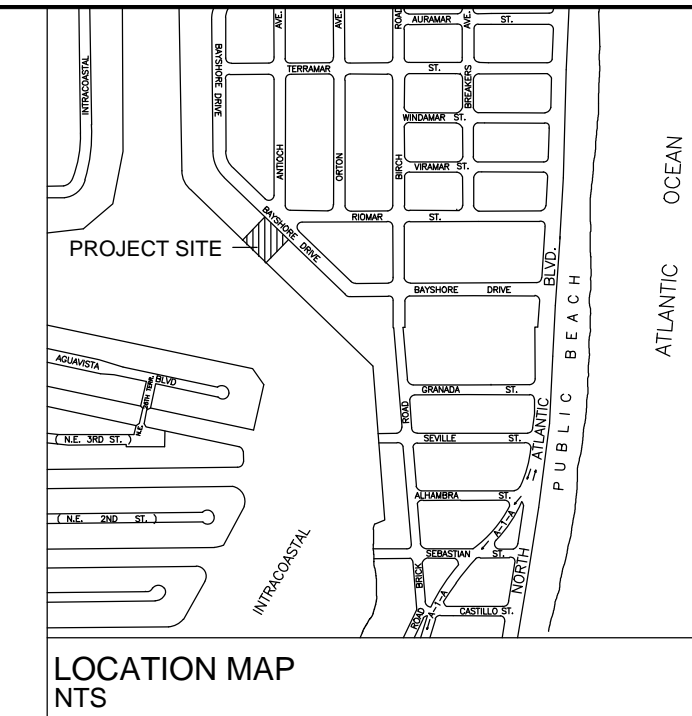
TOWNSHIP

50S

RANGE

42E





LEGAL DESCRIPTION

PARCEL "A" OF "ROYAL ATLANTIC" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174 AT PAGES 32 & 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	VACATED LOT
CURRENT LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	IOA (INTRACOASTAL OVERLOOK AREA)
PROPOSED ZONING DESIGNATION	IOA (INTRACOASTAL OVERLOOK AREA)
ADJACENT ZONING DESIGNATION	NBRA, IOA, PUD
WATER/WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA	0.78 ACRES TOTAL/ 33,998 S.F.
TOTAL PERVIOUS EXISTING (LANDSCAPE)	33,998 S.F. (100%)
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	10,556 S.F. (31%)
TOTAL IMPERVIOUS EXISTING	00,000 S.F. (0%)
TOTAL IMPERVIOUS PROPOSED	23,442 S.F. (69%)
TOTAL BUILDING FOOT PRINT EXISTING	00,000 S.F.
TOTAL BUILDING FOOT PRINT PROPOSED	17,255 S.F.
RESIDENTIAL DEVELOPMENT: NUMBER OF UNITS	31 units
PARKING DATA:	
2 BEDROOM = 2.0/UNIT	14.0 (7 UNITS)
2 BEDROOM+DEN OR 3 BEDROOM = 2.1/UNIT	50.4 (24 UNITS)
TOTAL PARKING REQUIRED	64.4 (INCL H/C)
TOTAL GARAGE PARKING PROVIDED	65 (INCL H/C)
TOTAL HC PARKING PROVIDED	03 SPACES
TOTAL ON-STREET PARALLEL PARKING PROVIDED	03 SPACES
TOTAL BUILDING SQUARE FOOTAGE (gross)	123,069 G.S.F.
FLOOR AREA RATIO (F.A.R.)	123,069 S.F. / 33,998 S.F. = 3.62
BUILDING HEIGHT	115' FFE
NUMBER OF STORIES	10
BUILDING WIDTH & LENGTH	124' x 140'
LOT WIDTH	170.1' x 200'
LOT COVERAGE	17,255 S.F. / 40,998 GSF = 42%
OPEN SPACE	13,254 S.F. / 39%
LANDSCAPE AREA	10,556 S.F. (25% open space req. = 3,313 S.F.)
VEHICULAR USE AREA (VUA)	3,489 S.F.

SETBACKS

	REQ.	PROVIDED
EAST (BAYSHORE DRIVE)	20 FEET	20 FEET
NORTH	30 FEET	30 FEET
SOUTH	30 FEET	30 FEET
WEST (INTRACOASTAL)	20 FEET	26.6 FEET

LEGEND

PROPOSED ELEVATION	-FM - SANITARY FORCE MAIN
EXISTING ELEVATION	VALVE
PROPOSED CATCH BASIN	FIRE HYDRANT
PROPOSED PLUG	CLEANOUT
TEE	EDGE OF PROPOSED PAVEMENT (ASPHALT)
WATER METER	DIRECTION OF SURFACE DRAINAGE
DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE	SAMPLE POINT
REDUCED PRESSURE BACKFLOW PREVENTOR	EXIST. WATER LINE
DIRECTIONAL FLOW ARROW AND GRAVITY SENOR	EXIST. UTILITY LINE TO BE REMOVED
PROPOSED MANHOLE	PROPOSED CONCRETE
-W - WATER MAIN	FIRE DEPARTMENT SIAMSE CONNECTION

SOLID WASTE / RECYCLING MANAGEMENT

1. THE SOLID WASTE AND RECYCLE WILL BE COLLECTED FROM THE LOADING/SERVICE ZONE ON THE NORTH SIDE OF THE BUILDING. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 3 TIMES PER WEEK OR MORE AS NEEDED.
2. THE COLLECTION WILL OCCUR BY ACCESS FROM BAYSHORE DRIVE. SERVICE TURNING RADII TO SHOW CIRCULATION ARE PROVIDED.
3. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. THE CONTRACTOR WILL BE PROVIDED WITH ACCESS TO THE TRASH ROOM FOR PICK UP.
4. THE PROJECT WILL INCLUDE: (INFO FROM ARCHITECT). THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.

Sheet Title
SITE PLAN

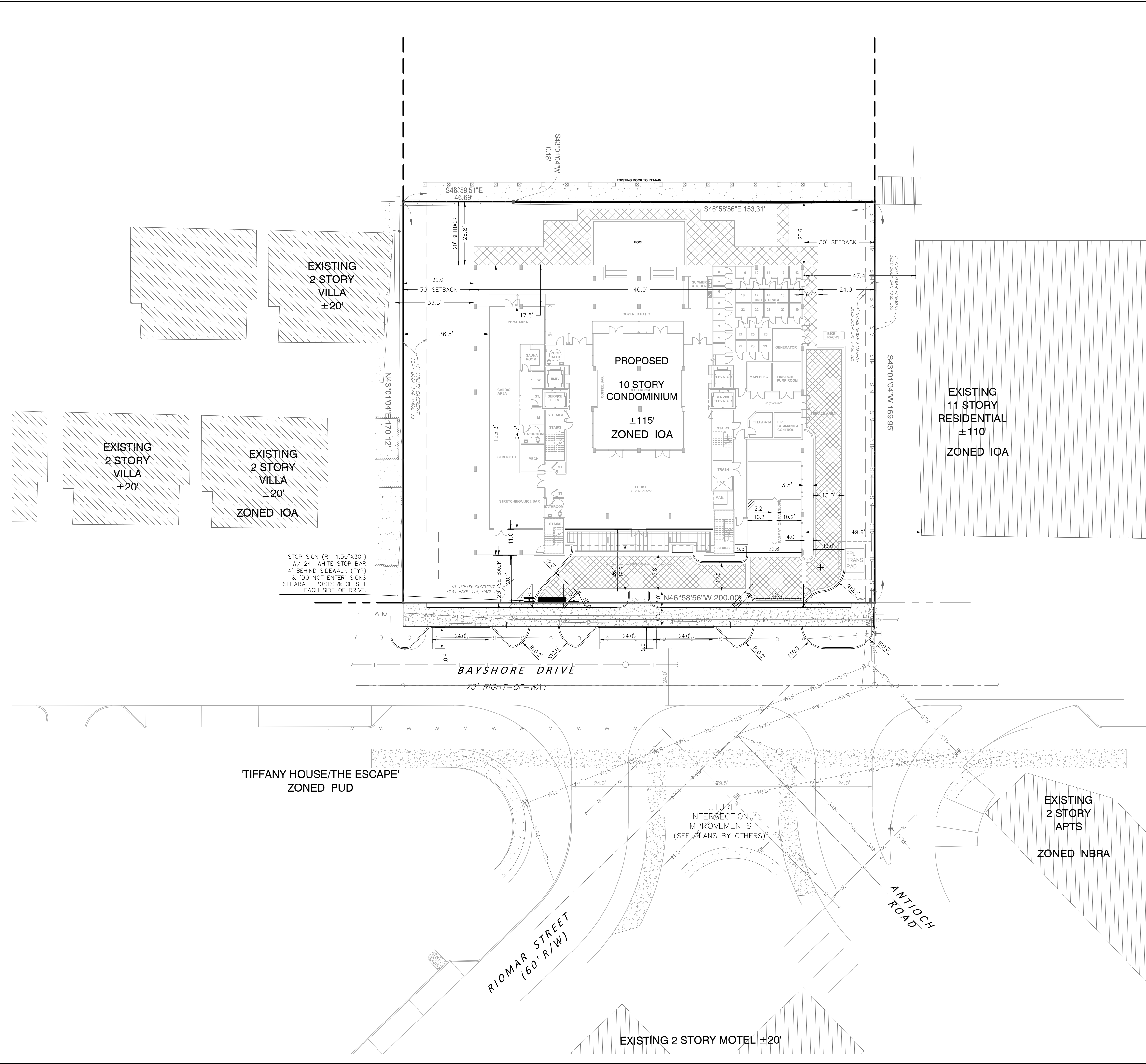
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 485 BAYSHORE DRIVE
 FORT LAUDERDALE, FL

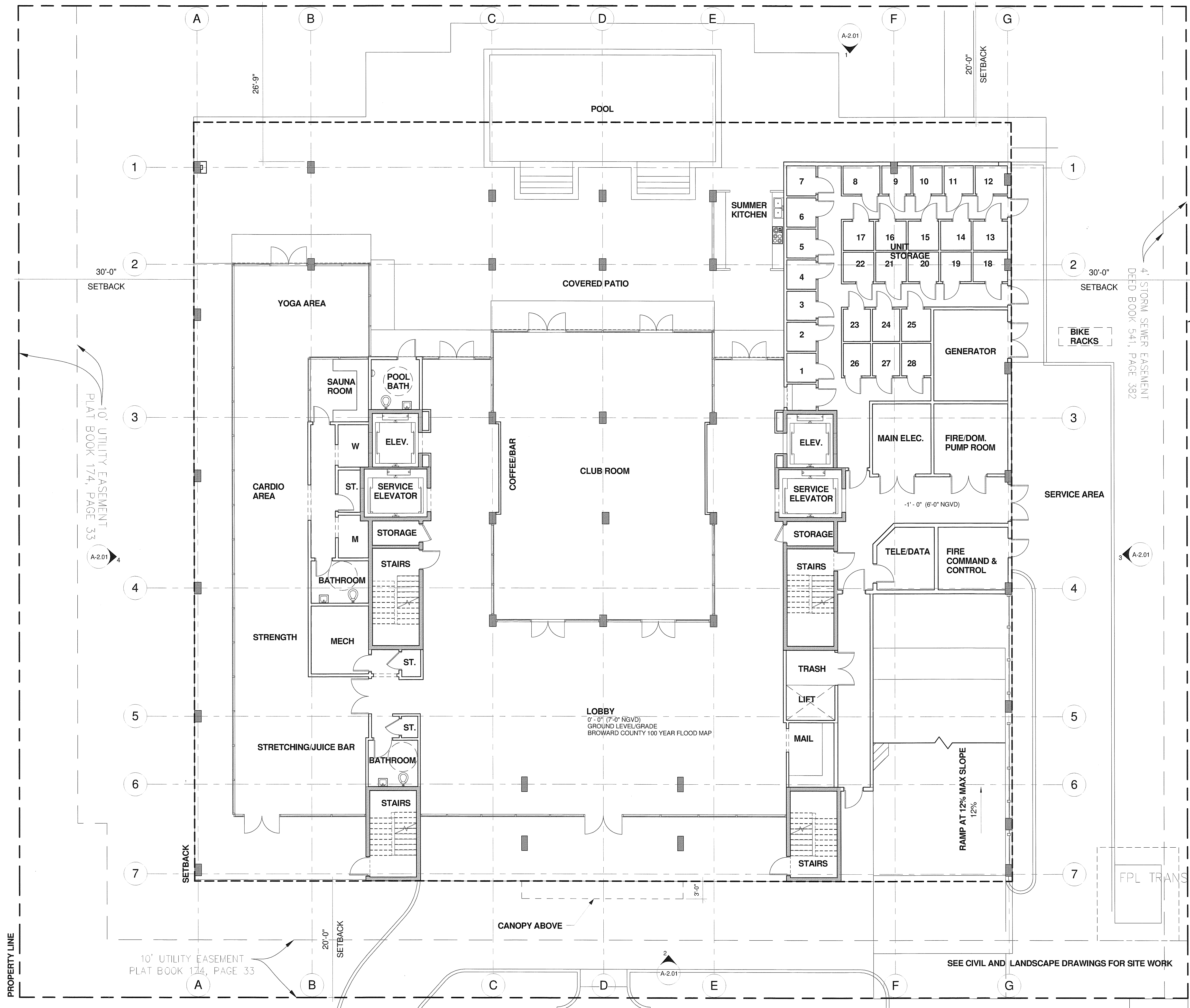
Phase:
 DRC
 DOCUMENTS

Revisions

No.	Description

Scale:	Date
1"=20'	11/13/13
Job No.	Plot Date
02-0295.02	02/07/14
Drawn by	Sheet No.
SR0D	C1
Proj. Mgr.	DTR
Appr. by	JMF





PROPERTY LINE

10' UTILITY EASEMENT
PLAT BOOK 174, PAGE 33

10' UTILITY EASEMENT
PLAT BOOK 174, PAGE 33

GROUND FLOOR PLAN
1/8" = 1'-0" A-1.01

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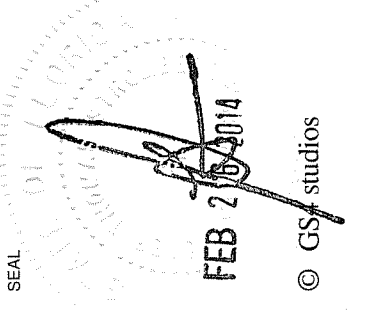
PROJECT
ROYAL ATLANTIC

DRAWING NAME
GROUND FLOOR PLAN

SHEET NUMBER:
A-1.01
EXHIBIT 1
14-0366
PRINT DATE:
2/20/2013 10:48:34 AM
Page 7 of 20

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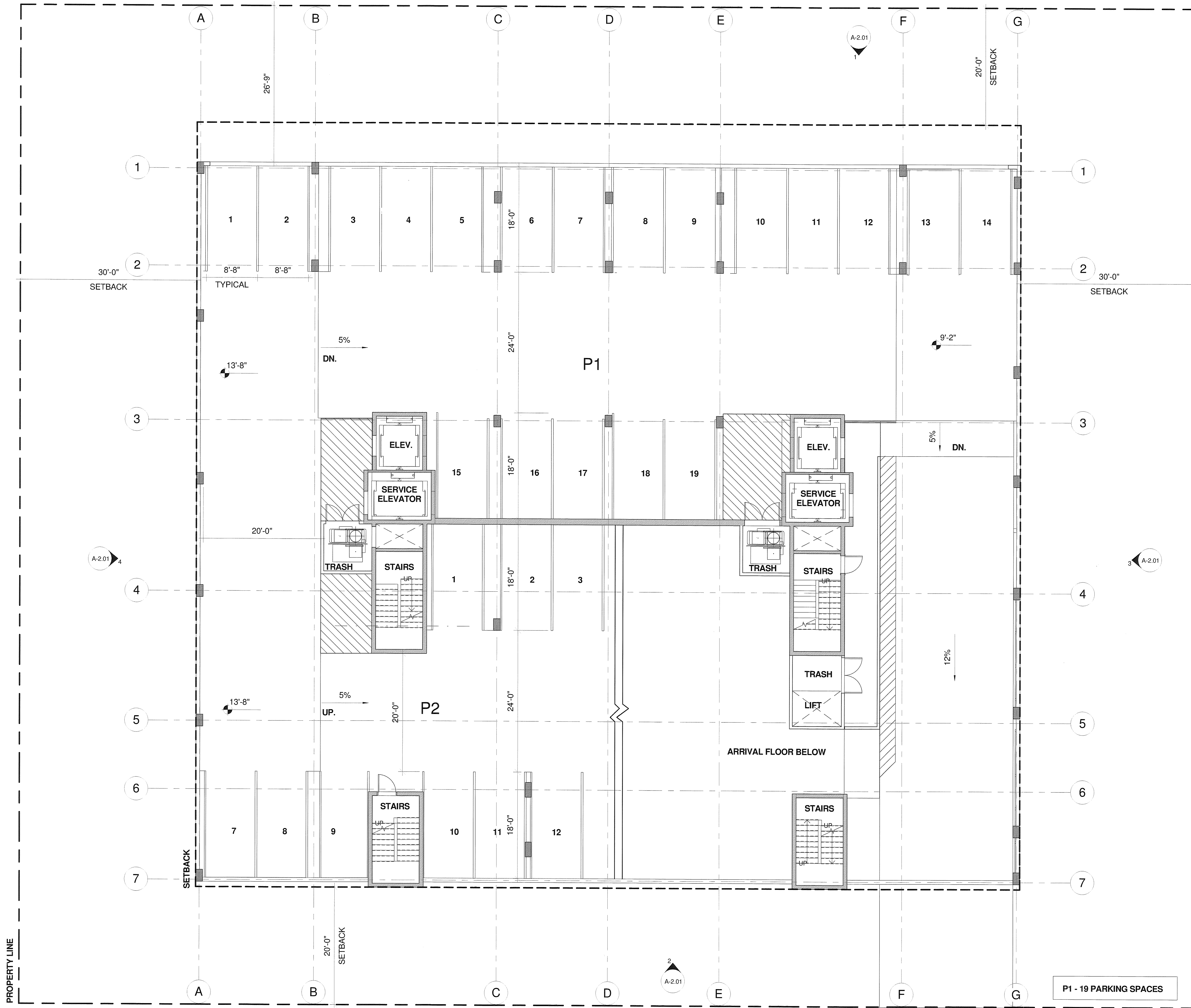
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PARKING LEVEL 01
 1/8" = 1'-0" 1/8" A-1.02

P1 - 19 PARKING SPACES

PROPERTY LINE

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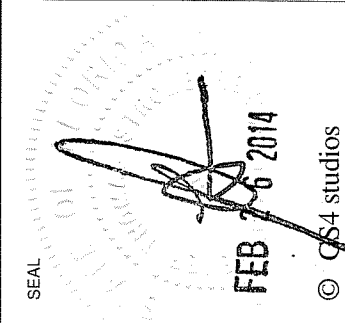
PROJECT: ROYAL ATLANTIC PARKING LEVEL 1

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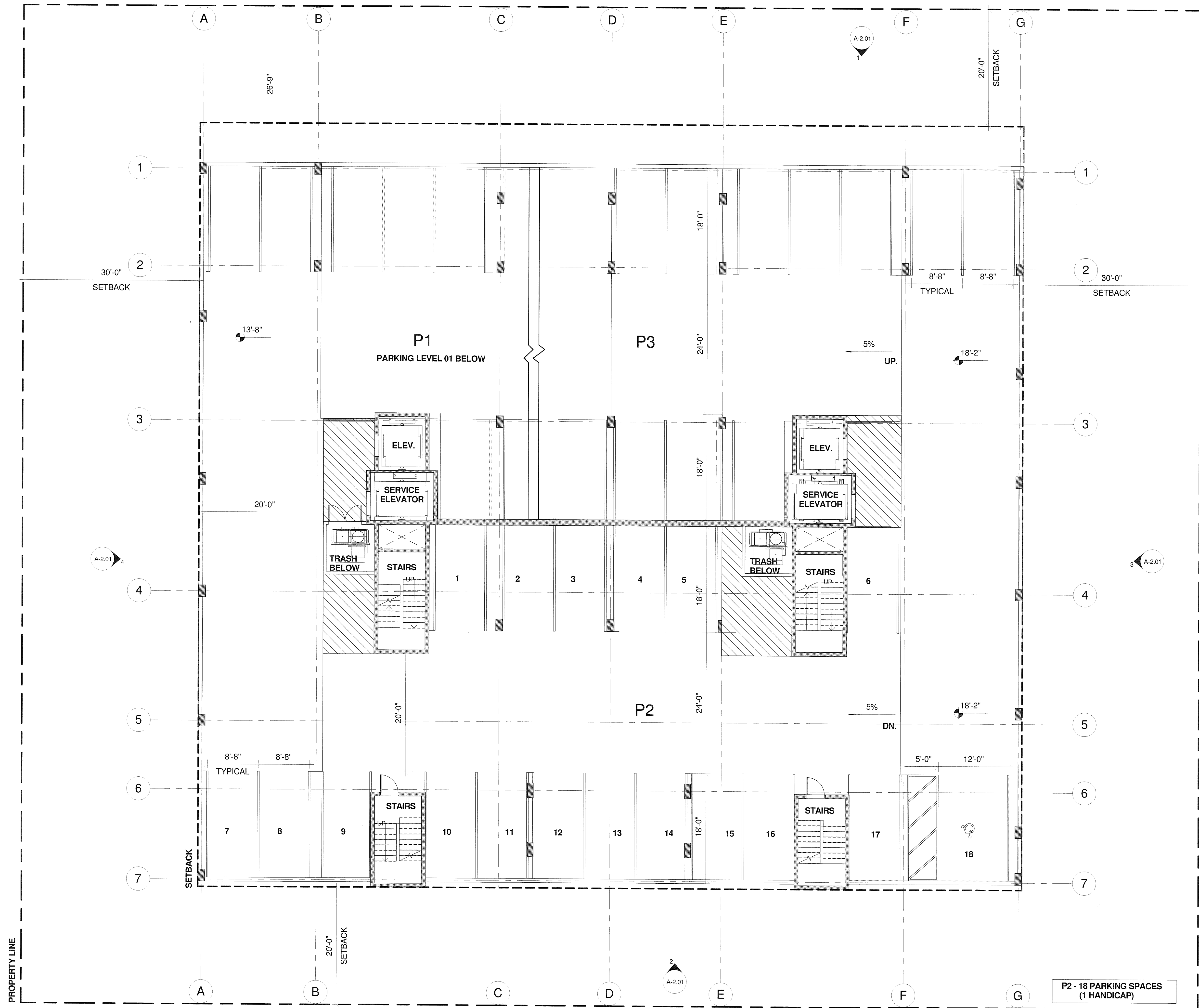
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PROPERTY LINE

P2 - 18 PARKING SPACES
(1 HANDICAP)

PARKING LEVEL 02
1/8" = 1'-0" A-1.03

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PROJECT NUMBER: 1328
SHEET NUMBER: **A-1.03**
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14-0366
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PROJECT
PARKING LEVEL 2

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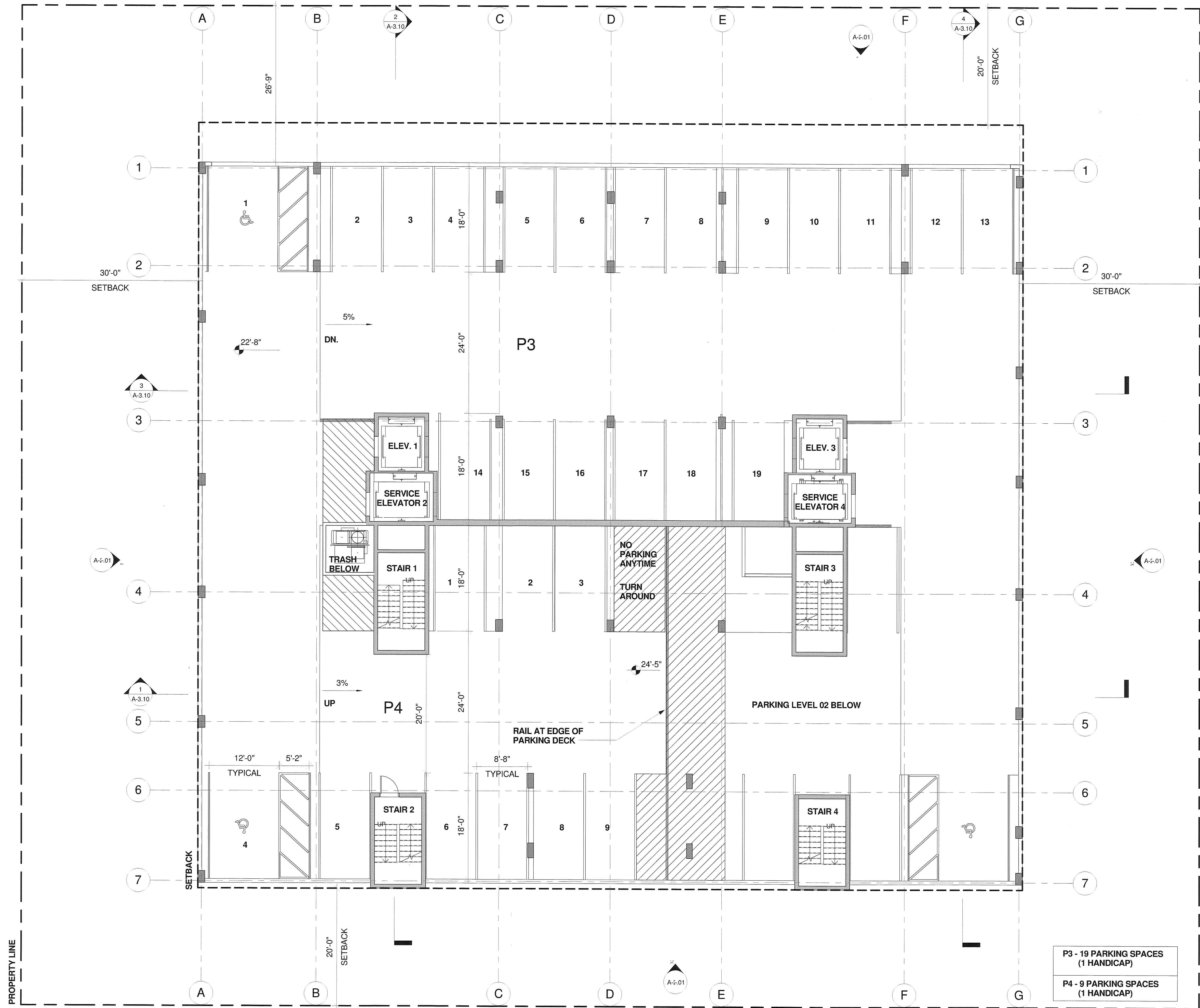
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P3 - 19 PARKING SPACES
(1 HANDICAP)
P4 - 9 PARKING SPACES
(1 HANDICAP)

PARKING LEVEL 03-04
1
A-1.04

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ROYAL ATLANTIC
PARKING LEVEL 3

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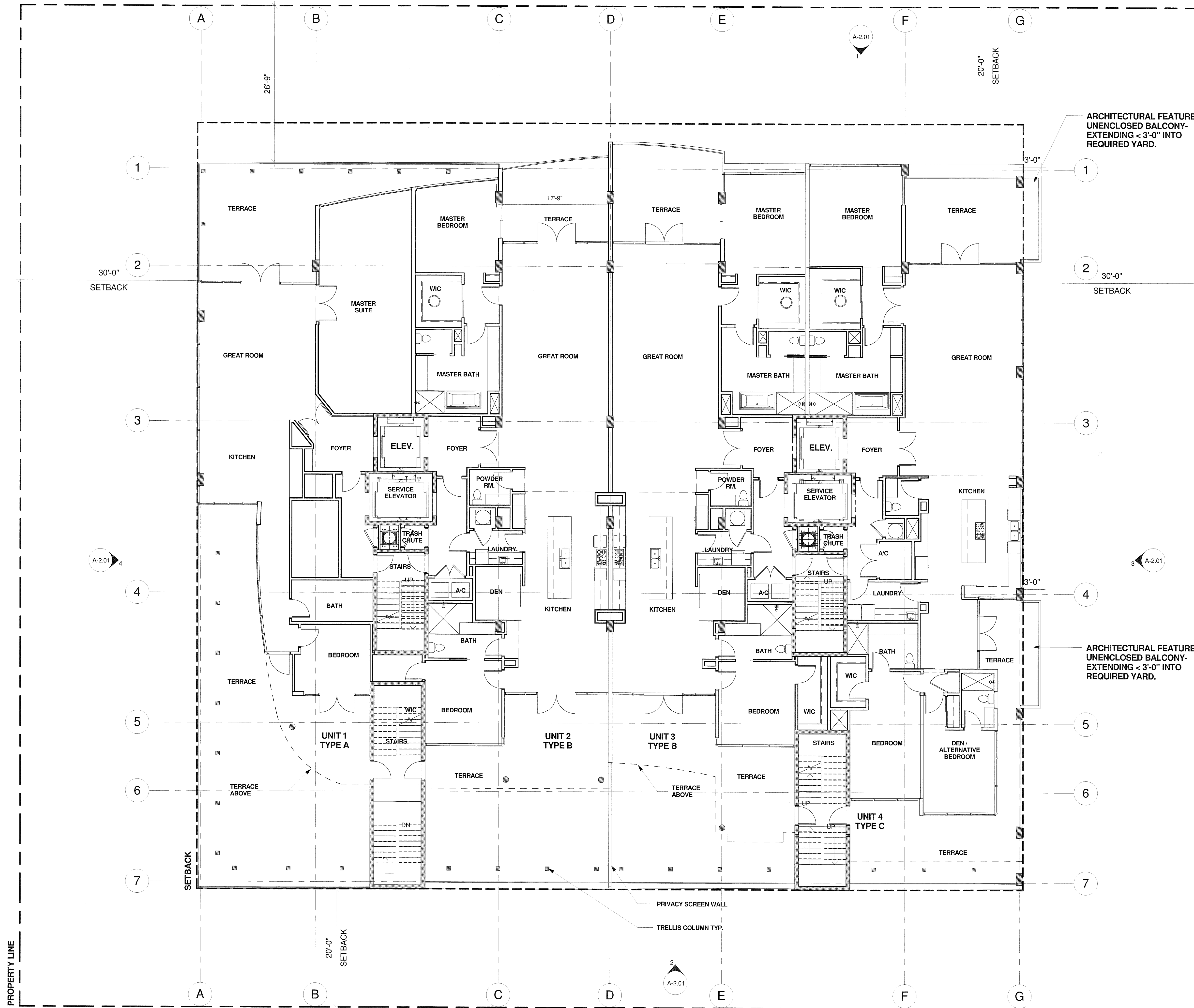
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THIRD LEVEL
1/8" = 1'-0" 1 A-1.05

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A-1.05
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THIRD LEVEL PLAN

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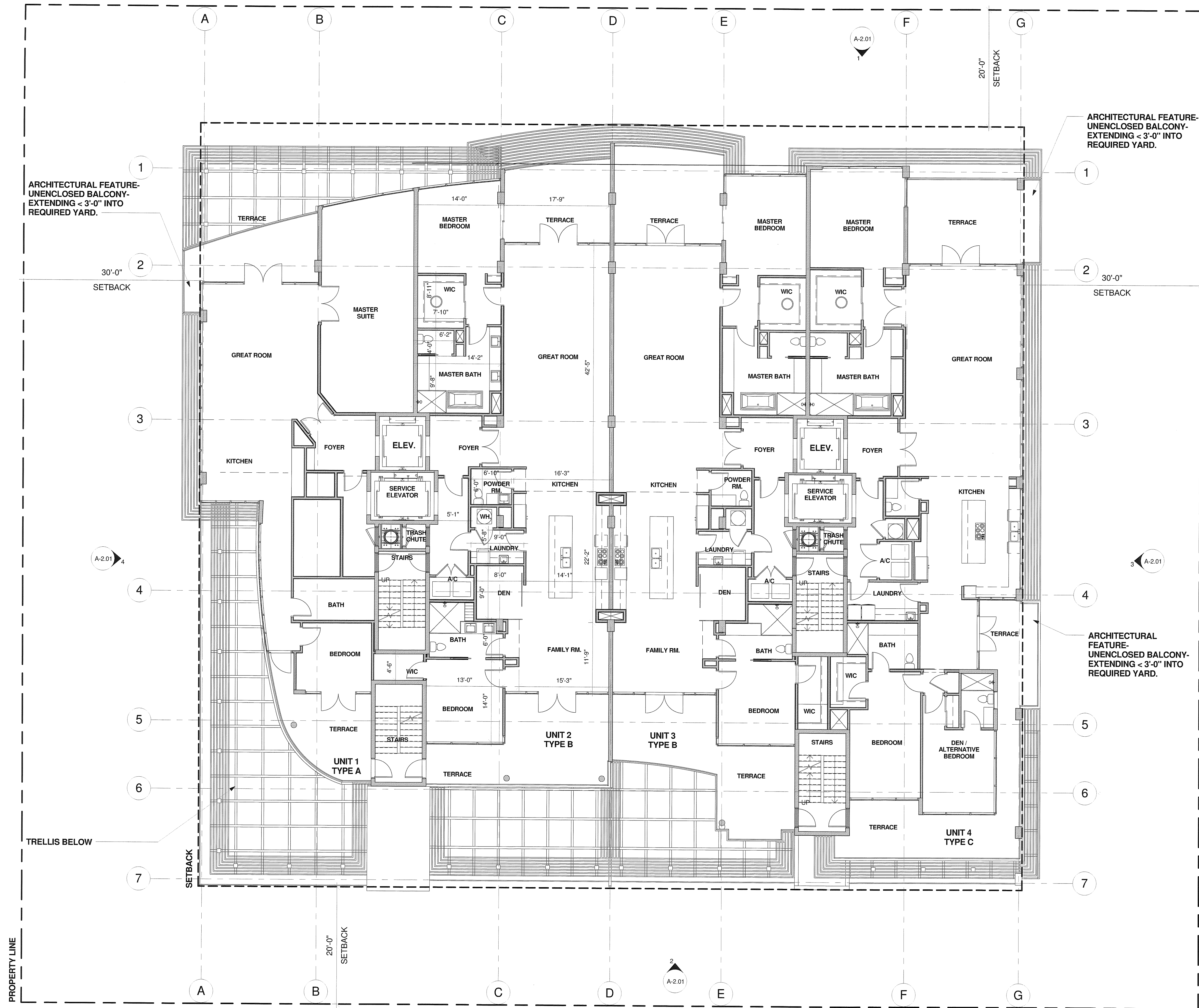
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FOURTH FLOOR PLAN (TYPICAL FLOOR 4-9) 1
1/8" = 1'-0" A-1.06

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PROJECT NUMBER: 13028
SHEET NUMBER: **A-1.06**
DATE: 1/20/2015 10:48:53 AM
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Page 12 of 20

DRAWING NAME
TYPICAL FLOOR PLAN

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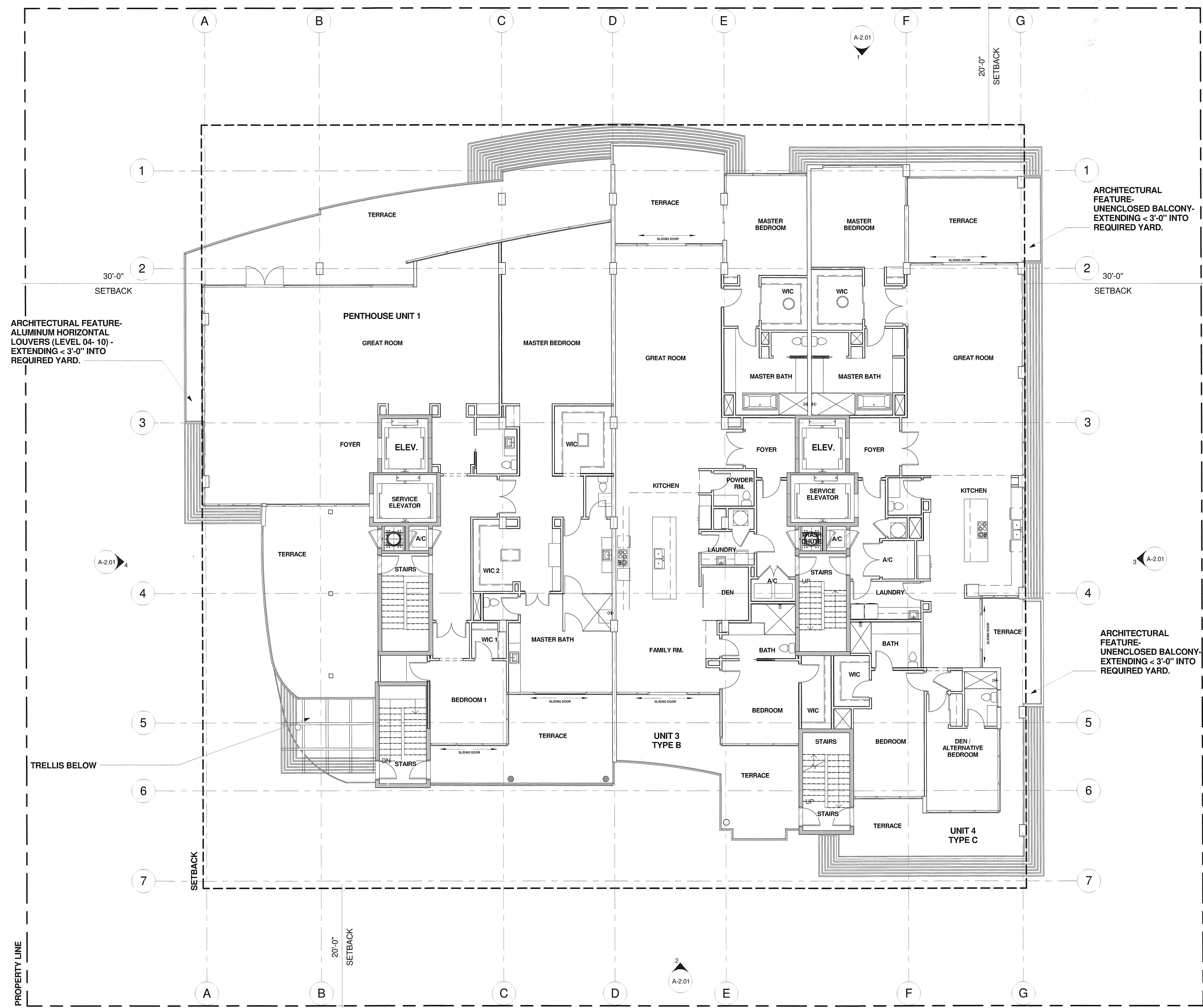
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ARCHITECTURAL FEATURE-
ALUMINUM HORIZONTAL
LOUVERS (LEVEL 04-10) -
EXTENDING < 3'-0" INTO
REQUIRED YARD.

ARCHITECTURAL
FEATURE-
UNENCLOSED BALCONY-
EXTENDING < 3'-0" INTO
REQUIRED YARD.

ARCHITECTURAL
FEATURE-
UNENCLOSED BALCONY-
EXTENDING < 3'-0" INTO
REQUIRED YARD.

PROPERTY LINE

30'-0"
SETBACK

30'-0"
SETBACK

A-2.01

A-2.01

TRELLIS BELOW

20'-0"
SETBACK

PENTHOUSE FLOOR PLAN (LEVEL 10)
1/8" = 1'-0"

1
A-1.07

DRC SUBMISSION

PROJECT NUMBER: 13038
SHEET NUMBER:
A-1.07
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Page 13 of 20

PROJECT
ROYAL ATLANTIC
PENTHOUSE FLOOR PLAN

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SOUTH EAST ELEVATION 4
1/16" = 1'-0" A-2.01



NORTH WEST ELEVATION 3
1/16" = 1'-0" A-2.01



NORTH EAST ELEVATION 2
1/16" = 1'-0" A-2.01



SOUTH WEST ELEVATION 1
1/16" = 1'-0" A-2.01

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EXTERIOR ELEVATIONS

A-2.01
EXHIBIT 1
14-0366
Page 15 of 20

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OBLIQUE AERIAL FROM EAST 5
A-3.01



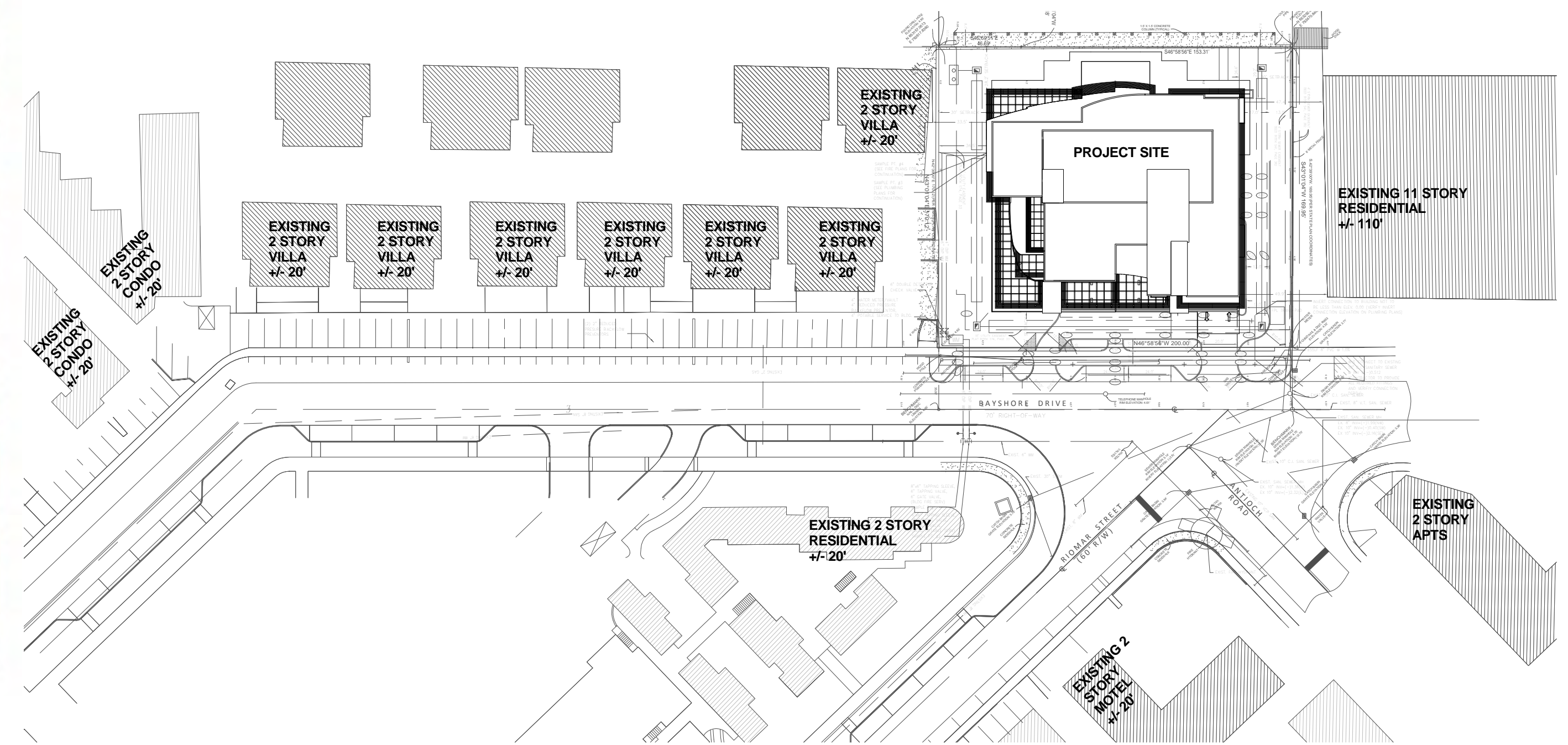
NORTH EAST-STREET LEVEL 3
A-3.01



SOUTH WEST-WATERVIEW 2
A-3.01



OBLIQUE AERIAL FROM SOUTH 4
A-3.01



CONTEXT SITE PLAN 1
A-3.01
1" = 60'-0"

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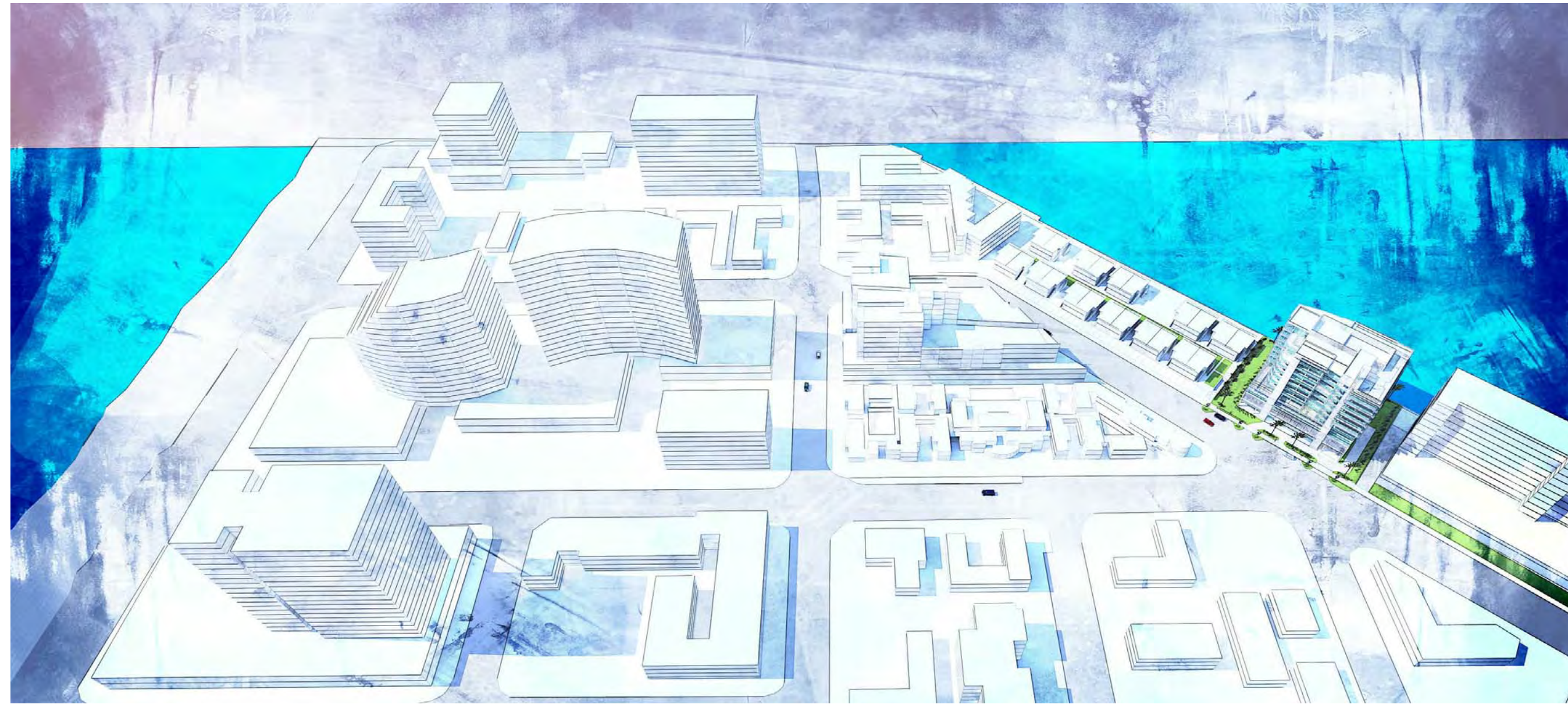
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ADDITIONAL RENDERINGS

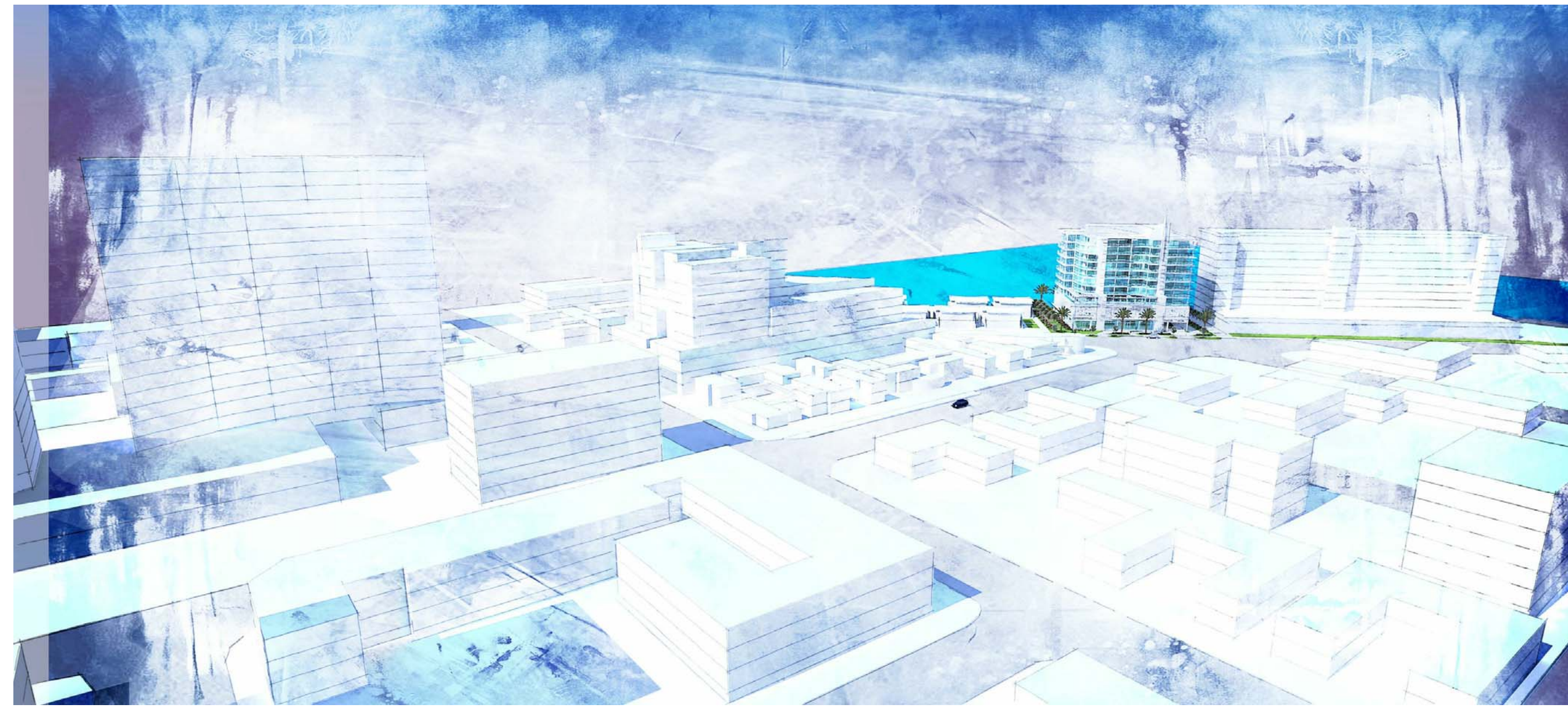
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SHEET NUMBER:
A-3.01
EXHIBIT 1
14-0366
Page 16 of 20



CONTEXT VIEW FROM NORTH 6
A-3.02



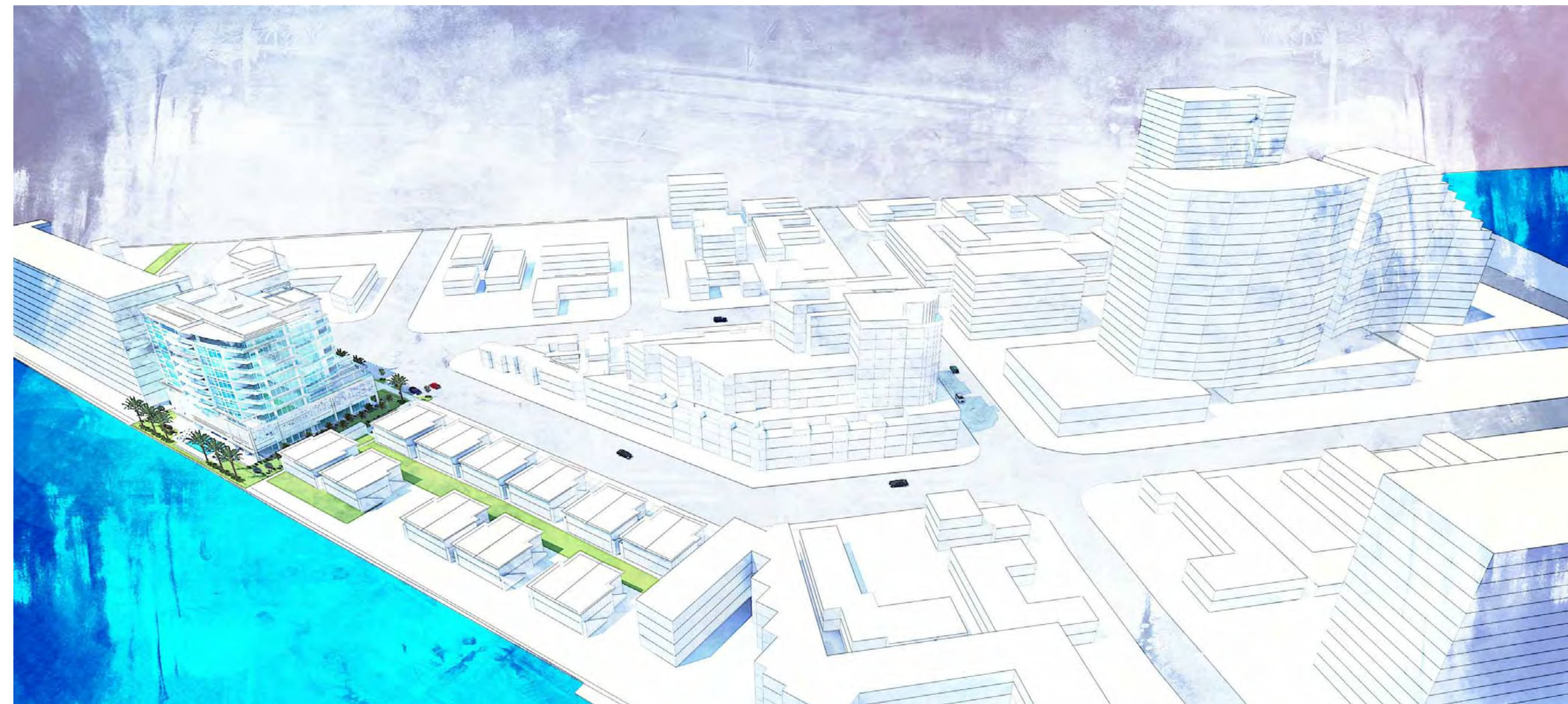
CONTEXT VIEW FROM NORTH EAST 3
A-3.02



CONTEXT VIEW FROM EAST 5
A-3.02



NORTH EAST VIEW 2
A-3.02



CONTEXT VIEW FROM SOUTH 4
A-3.02

DECORATIVE PARKING SCREEN
REFERENCE IMAGES



- SUNGRILLS
- ALUMINUM TRELLIS SUNGRILLS
- DECORATIVE GARAGE SCREENS
- IMPACT RATED ALUMINUM STOREFRONT GLAZING - CLEAR GLASS
- STONE VENEER
- ALUMINUM & GLASS RAILS AT BALCONIES
- SUNGRILLS
- PAINTED STUCCO

GROUND FLOOR DETAIL VIEW 1
A-3.02

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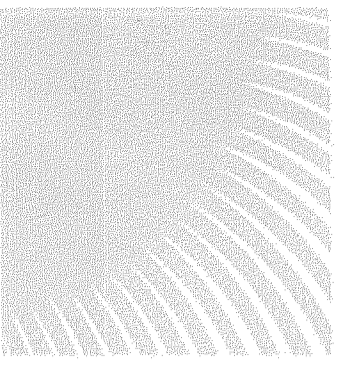
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DRAWING NAME
DETAILS

PROJECT NUMBER: 13008
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Page 17 of 20

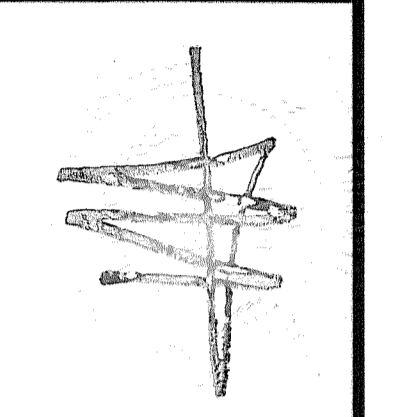
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**ROYAL ATLANTIC
FORT LAUDERDALE, FLORIDA
GROUND FLOOR PLANTING PLAN**

REVISIONS:
JANUARY 8, 2014

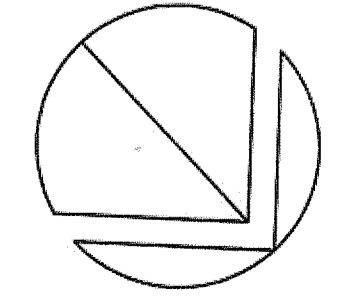
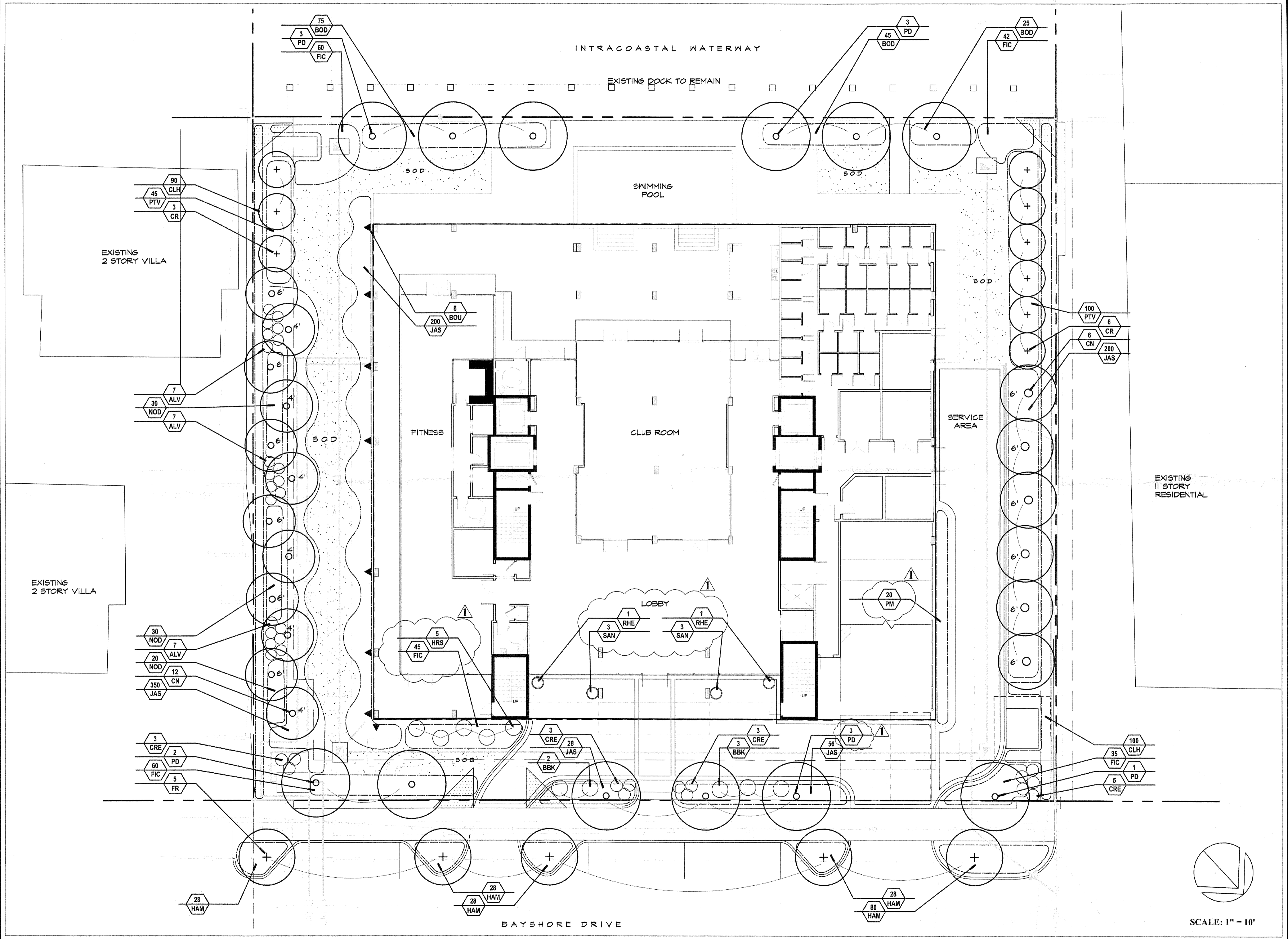
DECEMBER 20, 2013
DATE
D.M.
DRAWN BY:
M.J.
APPROVED BY:

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SHEET

LP-1

EXHIBIT 1
PLANNING & ZONING
SUBMISSION # 0366
Page 18 of 20



SCALE: 1" = 10'

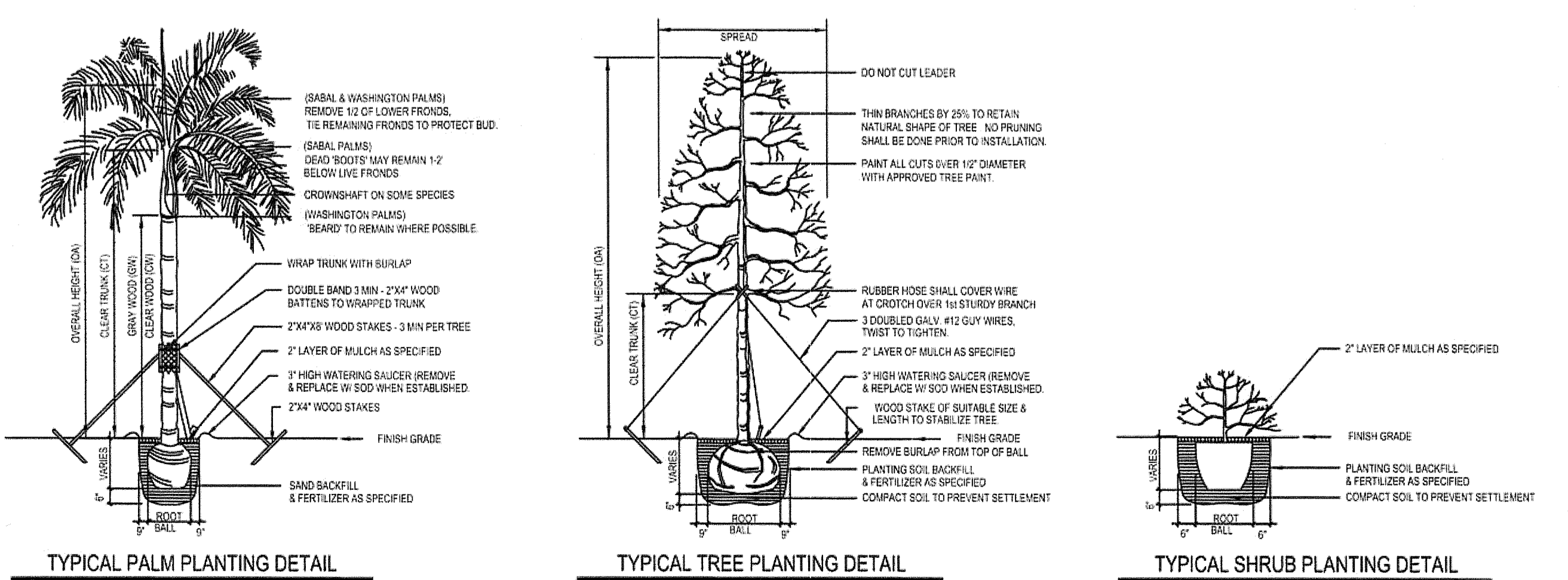
PLANT LIST FOR ROYAL ATLANTIC SHEET LP-1 (GROUND LEVEL)					01-08-14	
TREES AND PALMS						
KEY	QTY.	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK. SPA.	REMARKS
CN	18	Cocos nucifera 'Green Malay'	Feet of wood as shown			Green, ht. groups, full head
CR*	9	Clusia rosea Pitch Apple	12-14'	8-10'	5-6'	Full canopy
FR	5	Ficus Rubiginosa Rusty Fig	14-16'	7-8'		Full canopy
PD	12	Phoenix dactylifera 'Medjool'	16' of wood to nut			Full canopy
PM	20	Podocarpus macrophyllus 'Column' Japanese Yew Column	5-6'	24-36"	full to base	Matched
SHRUBS AND GROUNDCOVERS						
ALV	21	Alpinia z. 'Variegata'	30"	30"		Full clump 7 gallon
BOU	8	Bougainvillea 'Dwarf' Dwarf Bougainvillea	18"	18"	2' o.c.	Full cont.
BOD	145	Bougainvillea 'Dwarf' Dwarf Bougainvillea	2'	20-22"	2' o.c.	Full cont.
BBK	5	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	4-5' long runners			Trellis grown
CLH*	190	Clusia rosea 'Hedge' Dwarf Pitch Apple Hedge	4'	20-22"	full to base 2' o.c.	Full cont.
CRE	14	Crinum augustum 'Queen Emma' Queen Emma Crinum Lily	30"	30"		Full clump, 7 gallon
FIC	242	Ficus microcarpa 'Green Island' Green Island Ficus	16"	16"	2' o.c.	Full cont.
HAM	192	Hamelia nodosa Dwarf Fire Bush	16-18"	16-18"	2' o.c.	Full clump
HRS	5	Hibiscus R. sinensis Hibiscus Standard	5-6'	2-3'		Standard 'Pink'
JAS	834	Jasminum volubile Waxleaf Jasmine	18"	18"	2' o.c.	Full cont.
NOD	80	Nerium oleander 'Dwarf' Dwarf Oleander	18"	18"	2' o.c.	Full cont.
PTV	145	Pittosporum l. 'Variegata' Variegated Pittosporum	18"	18"	2' o.c.	Full cont.
RHE	2	Rhaphis excelsa Lady Palm	6-7'	24-30"		Full clump
SAN	6	Sansevieria trifasciata Mother in Law's Tongue	18-24"	12"		Full cont.

General Planting Specifications:

- Scope:** The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.
- Plant Materials & Protection:**
 - All plant materials shall be nursery grown unless otherwise noted. Spread (or Spr.) indicates average spread to midpoint of current season's growth. Height (or O.A.) indicates overall height from top of ball to midpoint of current season's growth.
 - G.T. indicates clear trunk measurement from top of ball to first branching. (See Tree & Palm Planting Diagrams)
 - Et. of Wood (or Et. of Hand Gray Wood) indicates measurement on Palms from top of ball to top of solid trunk before start of frond stalks or green 'boots'. (See Palm Planting Diagram)
 - Quantities: All quantities indicated on the plant list are intended as a guide for the Bidders and does not relieve the Bidder of responsibility to comprehend a comprehensive plant take off. Should a discrepancy occur between the Bidder's take off and the plant list quantity, the Architect/Landscape Architect's take off shall be used for clarification prior to the submission of bids.
 - Quality and Size: Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured in the normal position. Pruning (Section IV.4) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.
 - Substitution: Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.
- Protection of Plants:**
 - Root Protection:**
 - Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the entire root system and to be wrapped with burlap or similar material. Balls shall be firmly wrapped with burlap or similar material and secured with twine or wire mesh. All collected plants shall be balled and burlapped.
 - Container Grown Plants - Plants grown in containers will be accepted as B & B, providing that all other specifications are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plant list and shall be protected by container size. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.
 - Protection During Transporting:** All plant material shall be protected from possible bark injury or breakage of branches. All plants shall be adequately covered to prevent windburn, drying or damage to plants.
 - Protection After Delivery:** Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.
 - Protection of Palms:** Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum fronds have been removed. Coconut palms shall be "hard" trees grown in soil or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.
 - Protection During Planting:** Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.
- Materials:**
 - Commercial Fertilizer:** Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients. Nitrogen shall be not less than 50% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable. The following shall be sterilized, certified and free of seed:
 - Peat:** Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight on an oven dried basis. Peat shall be delivered to the site in a marketable condition, free from lumps.
 - Planting Soil:** Planting soil for all plantings shall be sandy loam and shall contain a 25% minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.
 - Mulch:** Mulch material to be shredded cypress mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.
 - Drainage Stone (when applicable):** Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - 1/4" to 1/2" in diameter - as required in the bottom of raised planters.
 - Filter Fabric (when applicable):** Filter fabric, as required between gravel and soil in planters to be Densit Filter-fabrics (BOO)888-8884 or equal.
 - Soil Preparation:** All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications, prior to the addition of 4" layer of planting soil at all landscaped areas. Soil used shall be as specified under "Finishing" through mixing through mixer with peat to produce 25% peat by volume. The soil should be in a relatively dry state and mixed thoroughly by hand or rotary mixer. Commercial fertilizer at the rate of two pounds per cubic yard shall be added.

- Layout:** Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor to the satisfaction of the Architect/Landscape Architect. Where construction of utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/Landscape Architect.
- Excavation for Planting:** Excavation of holes shall extend to the required sub-grade as specified hereafter. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details" (attached). The minimum depth of plant pits specified below shall be measured from the finished grade. Excavation for planting beds shall be "pre-prepared".
- Balled and Burlapped Plants:** After final setting, loosen wrappings of balled and burlapped plants to hold earth moist when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plants or root system according to diagrams (attached). Plant pits for container material shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.
- Container Grown Plants:** Container grown plants shall, when delivered, have sufficient growth to hold earth moist when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plants or root system according to diagrams (attached). Plant pits for container material shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.
- Plant Size:** Minimum diameter (width) and depth of planting pits for balled and burlapped plants shall be as follows:
 - Diameter:** Trees: 18" greater than diameter of ball or spread of roots.
 - Depth:** Trees: 4" greater than diameter of ball or spread of roots.
 - Depth:** Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall all directly on excavated pit bottom prevent settlement.)
 - Depth:** Vine Groundcovers: Pits shall be large enough for adequate
- Backfilling:** When pit has been excavated as specified in Paragraph V-C, the pit shall be backfilled with material as specified in Paragraph III, A, B, C, D, and IV, B and shown in the Typical Tree and Shrub diagrams (attached).
- Setting Trees and Shrubs:** Unless otherwise specified, all trees and shrubs shall be planted in the center and set on four inches (4") of compacted topsoil to such depth that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and the trunk shall be vertical and perpendicular to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding twine shall be cut and removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly surrounding the root ball and topsoil shall be filled to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around the base of the ball by filling a ridge of soil along the edge of the pit.
- Setting Palms:** All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be top-dressed two inches (2") deep with topsoil and left in a neat, clean manner.
- Pruning - New Plant Material:** Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as practical. Pruning shall be done in a clean, sanitary manner with hand or power pruners. Pruning shall be done in a clean, sanitary manner. No deadwood shall be left on the ground. Pruning shall be done in a clean, sanitary manner. No deadwood shall be left on the ground.
- Staking Trees (See "Typical Tree Planting Diagram" included herein):**
 - Stake all trees 1/2" inches in caliper and greater in three directions with two strands of 1/2" diameter galvanized wire attached to spruce stakes driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guy not less than 1/3 of the height of tree above finished grade and above adjacent lines (one inch (1") in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place guy wires in a neat, clean manner. All stakes shall be interlocked around tree trunk. Place guy wires tight until project completion.
 - Mulching:** All trees and shrub beds shall be mulched immediately after planting to a two inch (2") depth. Prevent wind displacement of mulch by thoroughly watering.
 - Excess Excavated Soil:** Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.
 - Relocated Material (when applicable):** Existing material shown on the plan to be relocated shall be re-graded as far ahead of time as necessary to move them, to be applied to a depth of one inch (1") to all areas receiving soil. The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.
 - Sod:**
 - Soil:** The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied to a depth of one inch (1") to all areas receiving soil. The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.
 - Grades:** It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.
 - Sod:** The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.
 - Before being cut and lifted:** the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
 - Sold sod shall be laid** with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sod will be evenly applied over the entire surface and thoroughly washed in.
- Clean-up:** Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.
- Maintenance:**
 - Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead material, resetting plants to proper grades or upright position and restoration of the planting saucer and all other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.
 - The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.
 - In the event of the threat of serious damage resulting from insects or disease, the plants shall be treated by preventative or remedial measures approved for good horticultural practice.

- Inspection and Acceptance:**
 - Inspection:** Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.
 - Acceptance:** After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and work, exclusive of the possible replacement of plants subject to guarantee.
 - Guarantee and Replacement:**
 - Guarantee:** The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period specified in the General Conditions of Project Specifications. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.
 - Replacement:** During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.
 - Materials and Operations:** All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.
- Care and Maintenance Schedule:** The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance contract to take effect after substantial completion of the project. It will be in the Owner's discretion to accept or reject this contract.
- Permits and Regulations:**
 - The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.
- Protection of Work and Property:**
 - The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately insure and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.
 - The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.
 - A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.
- Changes in the Work:**
 - The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost break-down of additional services needed.
 - The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.
- Landscape Architect:**
 - The Landscape Architect is the author of the design and agent for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor, and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final. The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.
- Obstructions:**
 - The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and any obstructions damaged by the Contractor shall be at the Contractor's own time and expense.



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ROYAL ATLANTIC
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PLANT LIST, NOTES, DETAILS AND SPECIFICATIONS

REVISIONS:

▲	JANUARY 8, 2014

DECEMBER 20, 2013
DATE
D.M.
DRAWN BY:
M.J.
APPROVED BY:

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