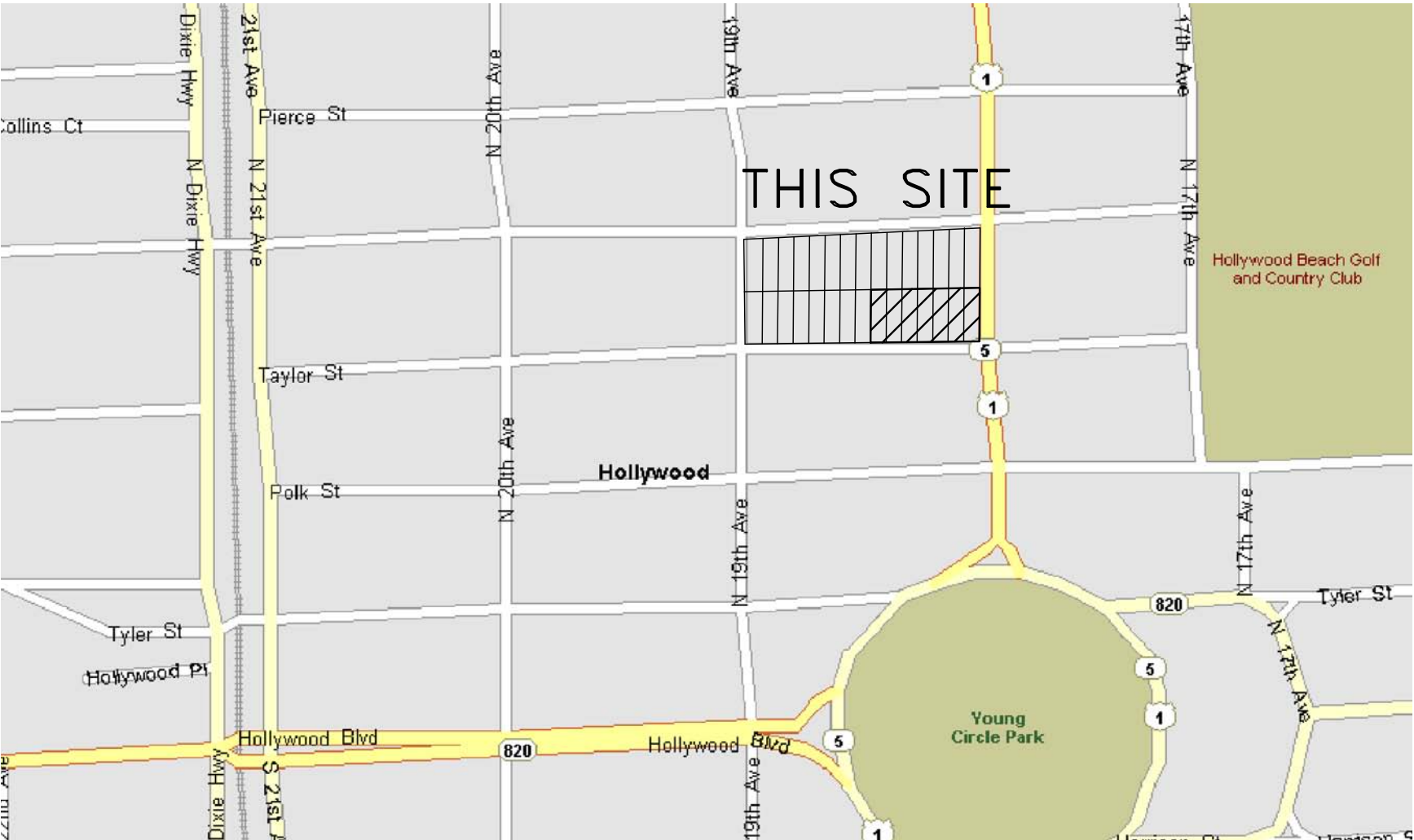
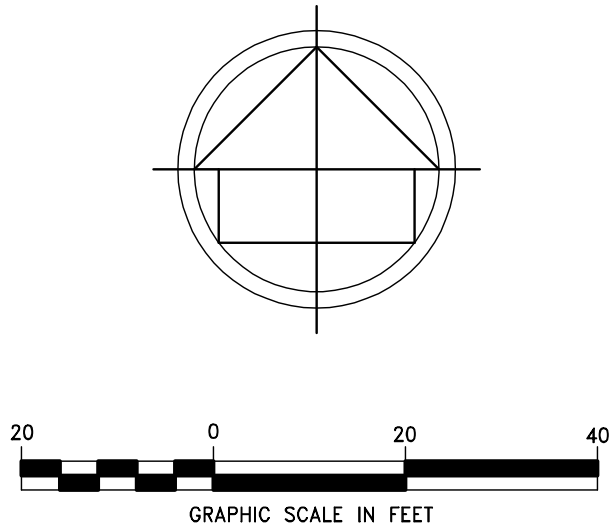
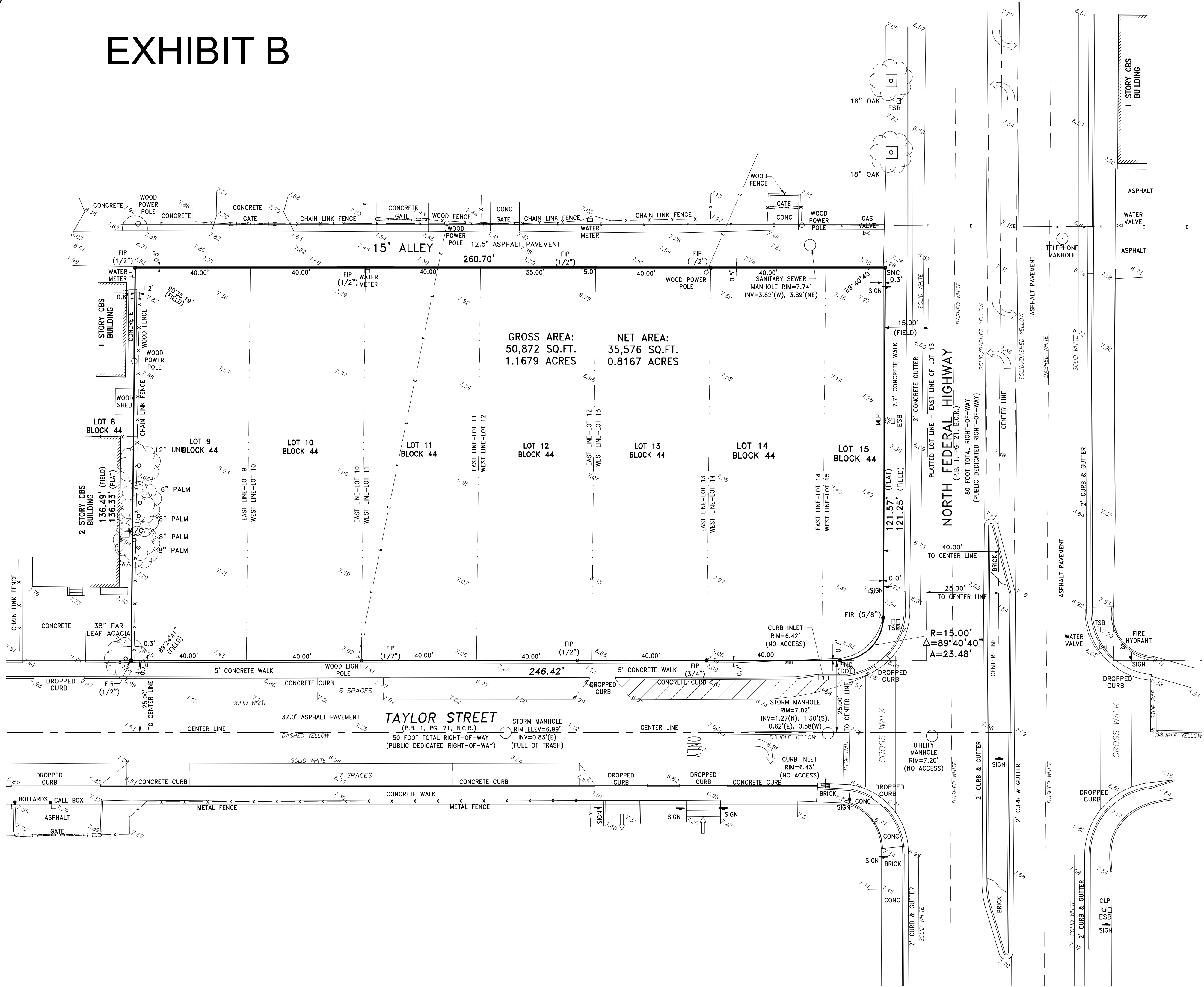


EXHIBIT B



LOCATION MAP (NTS)

NOTES :

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

THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP & ENCUMBRANCES REPORTS, LISTED HEREON, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC.
d) (FUND FILE NO.: 10-2014-109061)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
b) (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013.
c) (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
THERE ARE NO PLOTTABLE ENCUMBRANCES

- 3. THIS SURVEY WAS DONE SOLEY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 5. UNDERGROUND IMPROVEMENTS NOT SHOWN.

- 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ TAYLOR STREET & 18TH AVENUE. ELEVATION = 9.55'(NGVD29) - 8.04'(NAVD88)
- 8. NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,576 SQ.FT. (0.8167 ACRES)
GROSS AREA (TO CENTERLINE OF R/O/W) = 50,872 SQ.FT. (1.1679 ACRES)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCES REPORTS; FUND FILE NUMBER: 10-2014-109061, FROM JULY 30, 2010 TO OCTOBER 6, 2014. (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013, AND (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/17/14 FOR THE FIRM BY: *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

LEGEND

BCR	BROWARD COUNTY RECORDS	SIR	SET IRON ROD & CAP #6448
CKD	CHECKED BY	FND	FOUND NAIL & DISC
DWN	DRAWN BY	ALTA	AMERICAN LAND TITLE ASSOCIATION
FB/PG	FIELD BOOK AND PAGE	ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
FIP	FOUND IRON PIPE	CB	CATCH BASIN
FIR	FOUND IRON ROD	B.C.R.	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK	-X-	WOOD/CHAIN LINK FENCE
PB	PLAT BOOK	WPP	WOOD POWER POLE
PG	PAGE	CLP	CONCRETE LIGHT POLE
SQ.FT.	SQUARE FEET	MLP	METAL LIGHT POLE
△	CENTRAL ANGLE	CPP	CONCRETE POWER POLE
R	RADIUS	ESB	ELECTRIC SERVICE BOX
A	ARC DISTANCE	-E-	OVERHEAD UTILITY LINES
-///-	NON VEHICULAR ACCESS LINE	UNK	UNKNOWN TREE TYPE

LAND DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.00 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, BLOCK 44, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

JED EQUITIES, LLC

TAYLOR STREET & NORTH FEDERAL
HIGHWAY, HOLLYWOOD, FL

ALTA/ACSM LAND
TITLE SURVEY

REVISIONS

UPDATED SURVEY	DATE	FB/PG	DWN	CKD
UPDATED ALTA/ACSM LAND TITLE SURVEY	09/30/13	SKETCH	JD	REC
ADDITIONAL LOCATION	10/08/14	SKETCH	JD	REC
	11/17/14	SKETCH	JD	REC

PROJECT NUMBER : 4816-04

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET

VARIANCES		
DESCRIPTION	REQUIRED	PROPOSED
LANDSCAPE SETBACK ALONG STREET	25'	0' TAYLOR ST 10' US-1

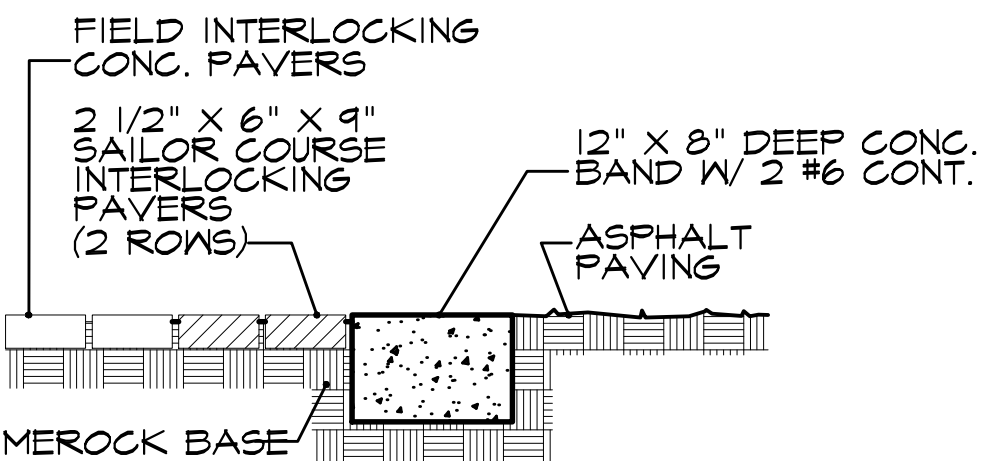


LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.00 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, BLOCK 44, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

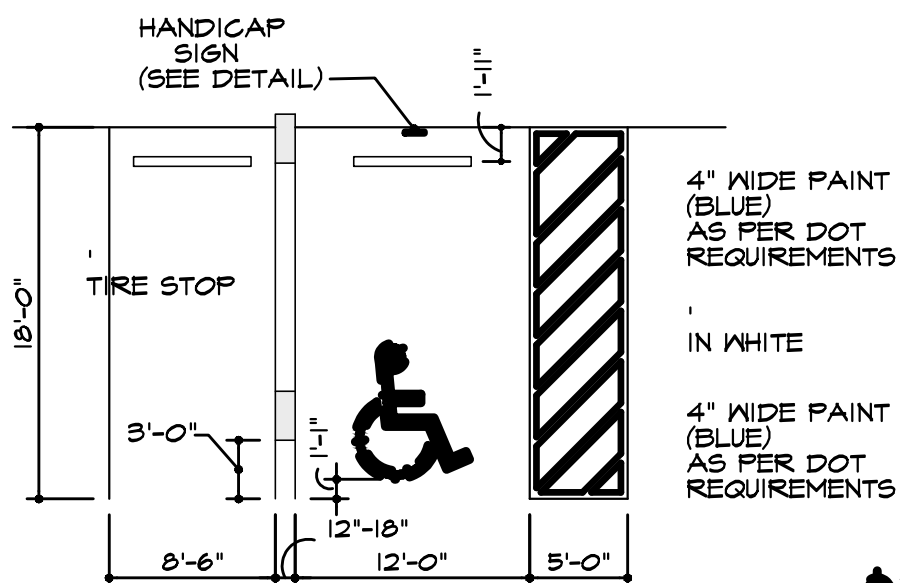
POOL		B-1 PH	A-1 PH		A-2 PH		A-3 PH		B-3		ELEVATOR	B-3	B-2 PH		B-2.1 PH		S-7 PH		C-2		C-1.1		-----ROOF		
		B-1	A-1		A-2		A-3		B-3			B-3	B-2		B-2		S-7		C-2		C-1.1		-----LEVEL 1		
		B-1	A-1		A-2		A-3		B-3			B-3	B-2		B-2		S-7		C-2		C-1.1		-----LEVEL 1		
		B-1	A-1		A-2		A-3		B-3			B-3	B-2		B-2		S-7		C-2		C-1.1		-----LEVEL 1		
		B-1	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 1	
		B-1	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 1	
		B-1	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 1	
		B-1	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 1	
		B-1	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 9	
		B-1	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 8	
		B-1	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 7	
		CLUB ROOM	A-1		S-3	S-2	S-1		B-3			B-3	B-2		B-2		S-4	S-5	S-6	C-1				-----LEVEL 6	
RAMP	GARAGE 5				77 SPACES				GARAGE				GARAGE								-----LEVEL 5				
RAMP	GARAGE 4				77 SPACES				GARAGE				GARAGE								-----LEVEL 4				
RAMP	GARAGE 3				77 SPACES				GARAGE				GARAGE								-----LEVEL 3				
RAMP	GARAGE 2				20 SPACES				RETAIL 2ND FLOOR												-----LEVEL 2				
RAMP	GARAGE 1				11 SPACES				RETAIL								RETAIL (2 STY)				ARCADE		-----LEVEL 1		
				TOTAL				262 SPACES																	

The image contains two technical drawings of interlocking concrete pavers. The left drawing is a cross-section of a 'FIELD' installation, showing a 'LIMEROCK BASE' at the bottom, followed by a layer of 'SAND'. Two rows of '2 1/2" X 6" X 4" SAILOR COURSE INTERLOCKING PAVERS' are shown. Above them is a layer of 'FIELD INTERLOCKING CONC. PAVERS'. Dimensions include a total height of 14 1/2" and a base width of 6". A 'FIELD INTERLOCKING CONC. PAVERS' layer is 10" wide. A '1" SAND' layer is shown between the paver courses. The right drawing is a cross-section of a 'CORNER' installation, showing a 'LIMEROCK BASE' at the bottom, followed by a layer of 'SAND'. Two rows of '2 1/2" X 6" X 9" SAILOR COURSE INTERLOCKING PAVERS' are shown. Above them is a layer of 'FIELD INTERLOCKING CONC. PAVERS'. A 'TYPE "D" CONC. CURB W/ 1" RADIUS @ CORNER' is shown at the corner. Dimensions include a total height of 14 1/2" and a base width of 6". A '1" SAND' layer is shown between the paver courses.

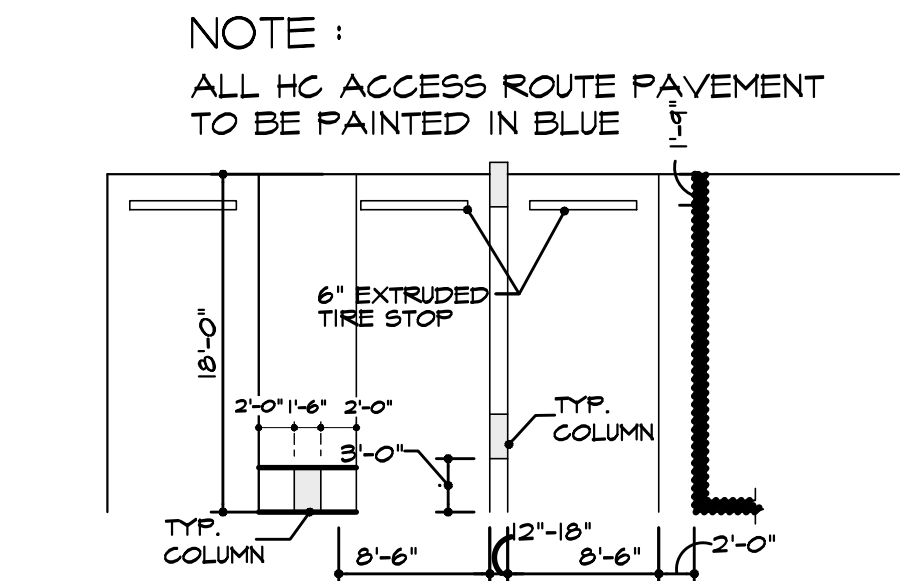
TYPE "F" CURB
N.T.S.



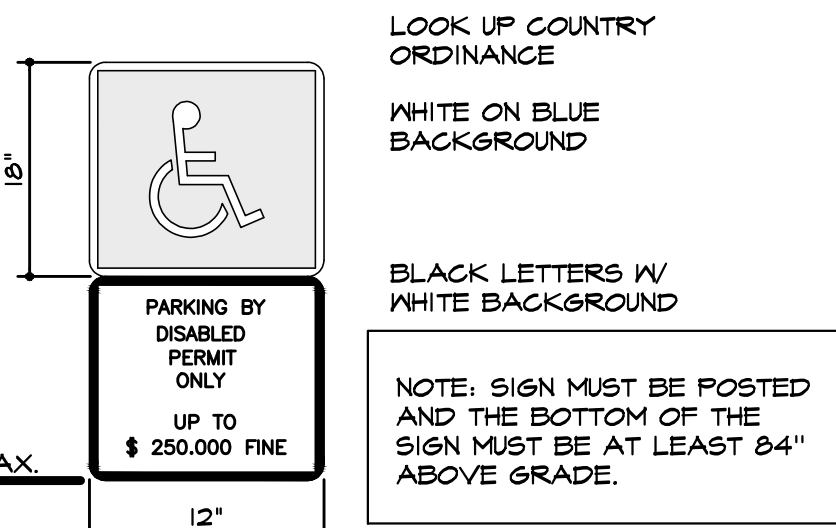
PAVER DETAIL
N.T.S.



HANDICAP PARKING DETAIL
& TYP. PARKING
N.T.S.



TYP PARKING ADJACENT
TO A WALL & COLUMNS
N.T.S.



HANDICAP SIGN DETAIL
N.T.S.

1. PARKING WILL BE 100% VALET PARKING , 24 HOURS / 7 DAYS
2. + 9.39 N.A.V.D = ELEV. + 0.0'
3. AS PER ARTICLE 4.15, SECTION E-8 OF ZONING AND LAND DEVELOPMENT REGULATION ALL UTILITIES WILL BE UNDERGROUND UNLESS EXCEMPTED.
4. * HYDRANT ARE LOCATED ON THE CIVIL PLANS
5. RETAIL / COMMERCIAL FINISH FLOOR TO BE 6" ABOVE CROWN OF THE ROAD ELEVATION REFER TO THE CIVIL DWGS.
6. ALL STREET SCAPE , LANDSCAPING & STREET LIGHTING IS PART OF THIS SITE PLAN THIS WILL BE COORDINATED W/ CRA DIRECTOR.
7. MAIL WILL BE DELIVERED TO THE INDIVIDUAL RETAIL TENANTS. MAIL TO THE CONDOMINIUM WILL BE DELIVERED TO A CENTRAL MAIL ROOM IN THE AMENITY.
8. PARKING GARAGE STRUCTURE & THE CONDOMINIUM BUILDING WILL BE FULLY FIRE SPRINKLERED TYPE I CONSTRUCTION. DUE TO TANDEM PARKING THE FIRE SPRINKLER SYSTEM WILL BE EXTRA HAZARD II DESIGN.
9. BUILDING WILL BE DESIGNED AS A LEED BUILDING WITH A CERTIFICATION ONLY.
10. CONDO DOCS WILL PROVIDE A CLAUSE STATING THAT NO GAS BBQ GRILLS WILL BE PERMITTED.
11. PROVIDE SAFETY RADIO ENHANCEMENT SYSTEM REPEATER.
12. ALL SIGNAGE WILL COMPLY WITH ZONING & LAND DEVELOPMENT REGULATIONS 7 A SEPERATE SUBMITTAL WILL BE PROVIDED.
13. ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED SHALL REQUIRE A SEPERATE ELECTRICAL PERMIT & INSPECTION. SEPERATE PERMITS ARE REQUIRED FOR EACH SIGN.
14. THESE ARE THE FOLLOWING EXTERNAL LEVELS OF ILLUMINATION

PARKING LOTS	3-5fc
WALKING SURFACES	3 fc
RECREATIONAL AREAS	2-3 fc
BUILDING ENTRYWAYS	5fc
15. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELLS AND TIMERS.
16. MAXIMUM LIGHTING LEVELS AT PROPERTY LINES SHALL BE A MAXIMUM OF 5 fc ON THE WEST SIDE OF THE PROPERTY LINE ADJACENT TO RESIDENTIAL.
17. ALL EXTERIOR LIGHT FIXTURES WILL BE FABRICATED FROM POLYCARBONATE, BREAK RESISTANT MATERIALS
18. ALL EXTERIOR DOORS SHOULD BE DESIGNED FOR " HEAVY DUTY" (ANSI GRADE III) APPLICATIONS
19. ALL PLANT MATERIAL, PARTICULARLY TREE FOLIAGE, SHOULD NOT INTERFERE WITH OR OBSCURE EXTERIOR LIGHTING.
20. TRASH RECYCLING BINS WILL BE PROVIDED.
21. FPL OVERHEAD ELECTRICAL LINES WILL BE RELOCATED UNDERGROUND.

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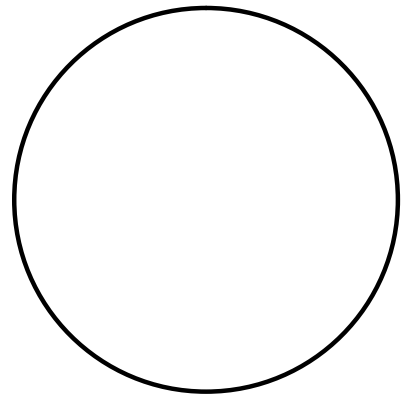
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Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No

SP-1

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CITY COMMISSION SUBMITTAL

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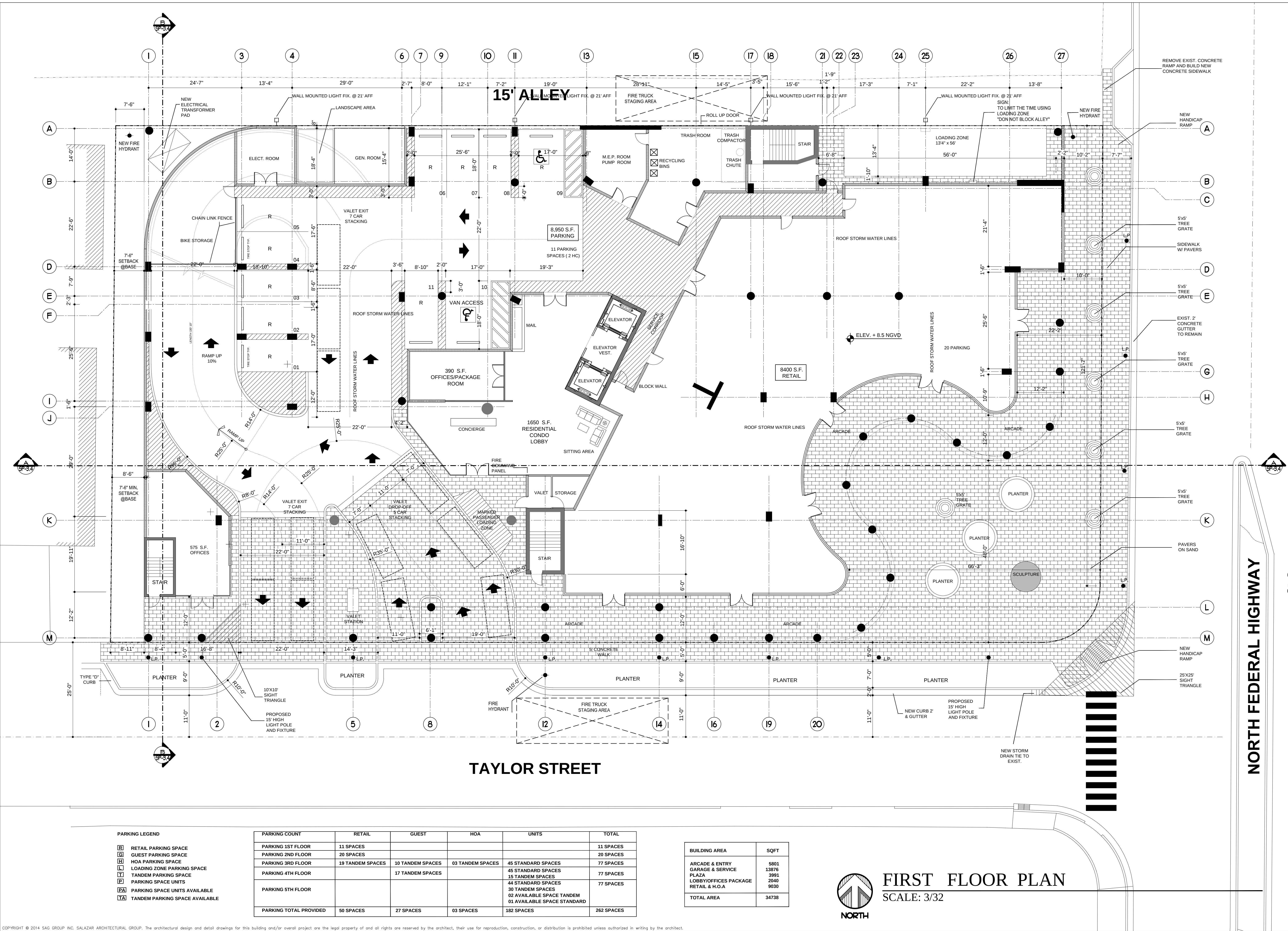
86) 206-9023 - gsalazar.sag@gmail.com

Signed and Sealed by:
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AR # 0009297

Job No. 230
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Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

SP-2.1



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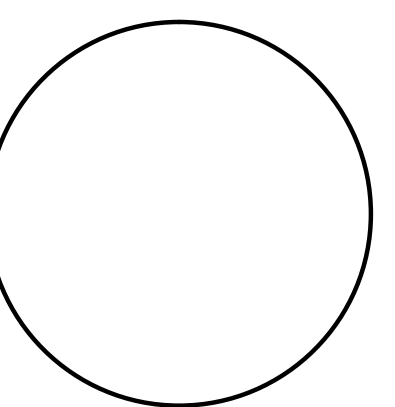
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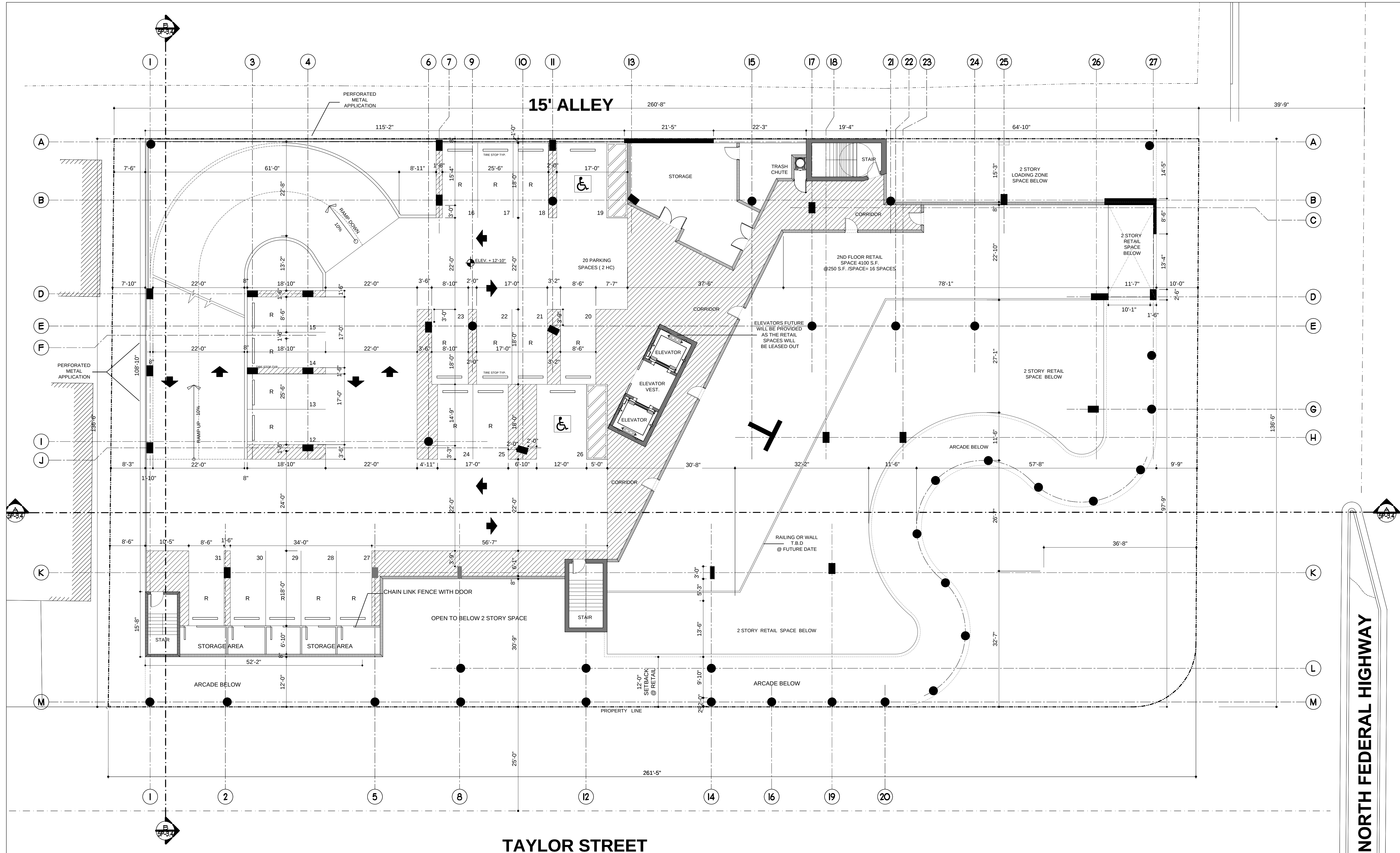
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GABRIEL SALAZAR
AR # 0009297



Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

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PARKING LEGEND

R	RETAIL PARKING SPACE
G	GUEST PARKING SPACE
H	HOA PARKING SPACE
L	LOADING ZONE PARKING SPACE
T	TANDEM PARKING SPACE
P	PARKING SPACE UNITS
PA	PARKING SPACE UNITS AVAILABLE
TA	TANDEM PARKING SPACE AVAILABLE

PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				40 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

BUILDING AREA	SQFT
RETAIL & STORAGE GARAGE & SERVICE	4795 15110
TOTAL AREA	34555



SECOND FLOOR PLAN

SCALE: 3/32

JED TOWER
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SHEET No.

SP-2.3



PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL PROVIDED	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

BUILDING AREA	SQFT
GARAGE & SERVICE	30465
TOTAL AREA	30465



THIRD FLOOR PLAN

SCALE: 3/32

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

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SHEET No.

SP-2.4



PARKING COUNT	RETAIL	GUEST	HOA	UNITS	TOTAL
PARKING 1ST FLOOR	11 SPACES				11 SPACES
PARKING 2ND FLOOR	20 SPACES				20 SPACES
PARKING 3RD FLOOR	19 TANDEM SPACES	10 TANDEM SPACES	03 TANDEM SPACES	45 STANDARD SPACES	77 SPACES
PARKING 4TH FLOOR		17 TANDEM SPACES		45 STANDARD SPACES 15 TANDEM SPACES	77 SPACES
PARKING 5TH FLOOR				44 STANDARD SPACES 30 TANDEM SPACES 02 AVAILABLE SPACE TANDEM 01 AVAILABLE SPACE STANDARD	77 SPACES
PARKING TOTAL PROVIDED	50 SPACES	27 SPACES	03 SPACES	182 SPACES	262 SPACES

BUILDING AREA	SQFT
GARAGE & SERVICE	30465
TOTAL AREA	30465



FOURTH FLOOR PLAN
SCALE: 3/32

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

JED EQUITIES LLC.

CITY COMMISSION SUBMITTAL

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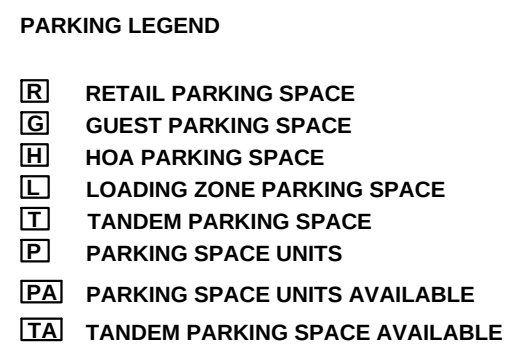
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HEET No.

SP-2.5



BUILDING AREA	SQFT
GARAGE & SERVICE	30465
TOTAL AREA	30465



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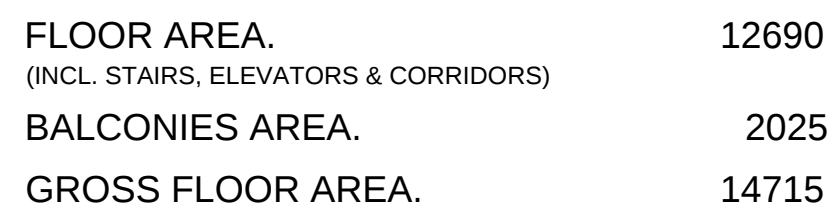
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SHEET No.

SP
2.7-12



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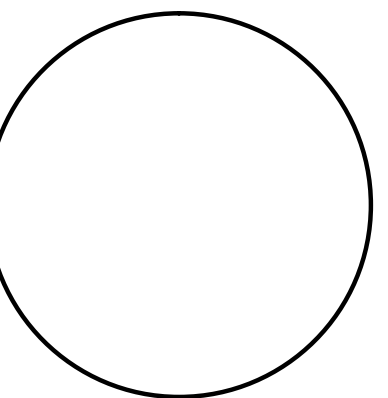
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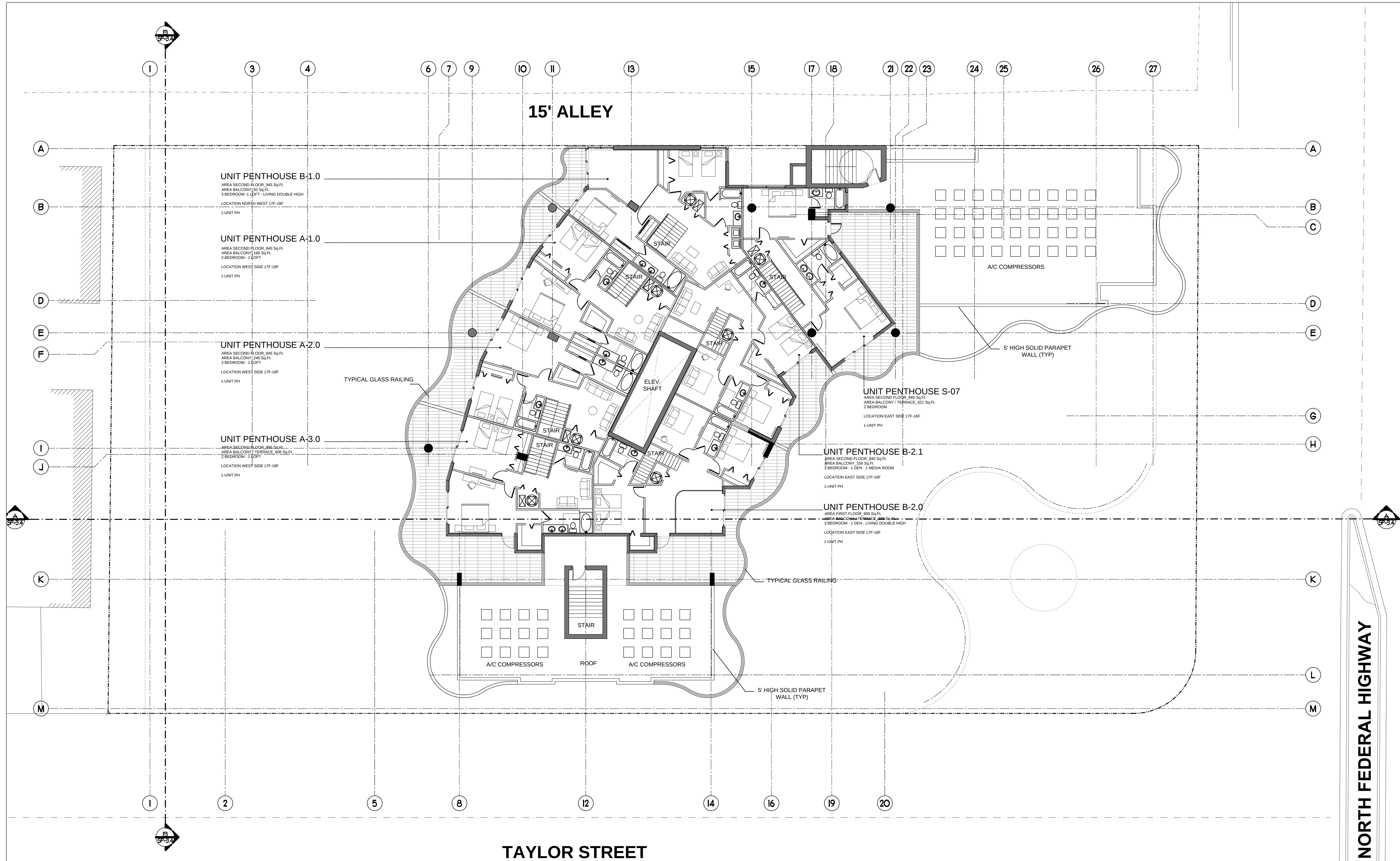
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

SP-2.18



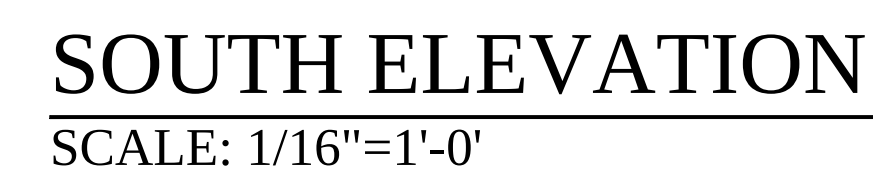
FLOOR AREA. (INCL. STAIRS, ELEVATORS & CORRIDORS)	7025
BALCONIES AREA.	7690
GROSS FLOOR AREA.	14715



EIGHTEENTH FLOOR PLAN

SCALE: 1"=10'

1	STUCCO FINISH.
2	GLASS RAILING
3	CONC. SLAB EXTENSION
4	METAL APPLICATION DESIGN
5	GLASS WINDOWS/STOREFRONT
6	GARAGE OPNG. W/ MTL. GRILL
7	GARAGE OPNG. W/ CABLE RAILING



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URBAN PLANNING

SALAZAR ARCHITECTURAL GROUP
SALAZAR GROUP INC. • www.SalazarArchitecturalGroup.com
1000 S. GARDEN AVENUE, SUITE 102
DENVER, CO 80202

SHEET No.

SP-3.1

1	STUCCO FINISH.
2	GLASS RAILING
3	CONC. SLAB EXTENSION
4	METAL APPLICATION DESIGN
5	GLASS WINDOWS/STOREFRONT
6	GARAGE OPNG. W/ MTL. GRILL
7	GARAGE OPNG. W/ CABLE RAILING



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

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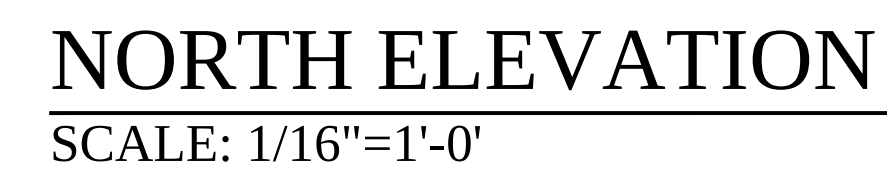
URBAN PLANNING

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SALAZAR GROUP INC. • www.SalazarArchitecturalGroup.com
4070 SW 72nd AVE. SUITE 102
MIAMI, FLORIDA 33155

SHEET No.

SP-3.2

1	STUCCO FINISH.
2	GLASS RAILING
3	CONC. SLAB EXTENSION
4	METAL APPLICATION DESIGN
5	GLASS WINDOWS/STOREFRONT
6	GARAGE OPNG. W/ MTL. GRILL
7	GARAGE OPNG. W/ CABLE RAILING



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SHEET No.

SP-3.3

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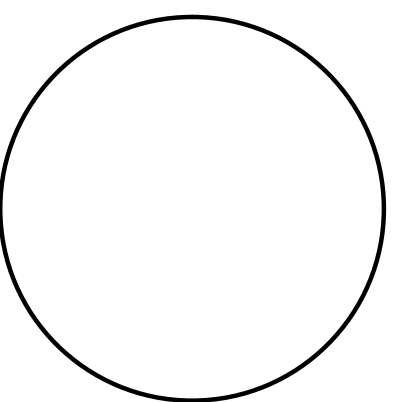
JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

JED EQUITIES LLC.
CITY COMMISSION SUBMITTAL

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ARCHITECTS **URBAN PLANNING**
SALAZAR ARCHITECTURAL GROUP
SAG GROUP INC. - www.SalazarArchitecturalGroup.com
4970 SW 72nd AVE, SUITE 102
MIAMI, FLORIDA 33155
(786) 206-9023 - gsalazar.sag@gmail.com

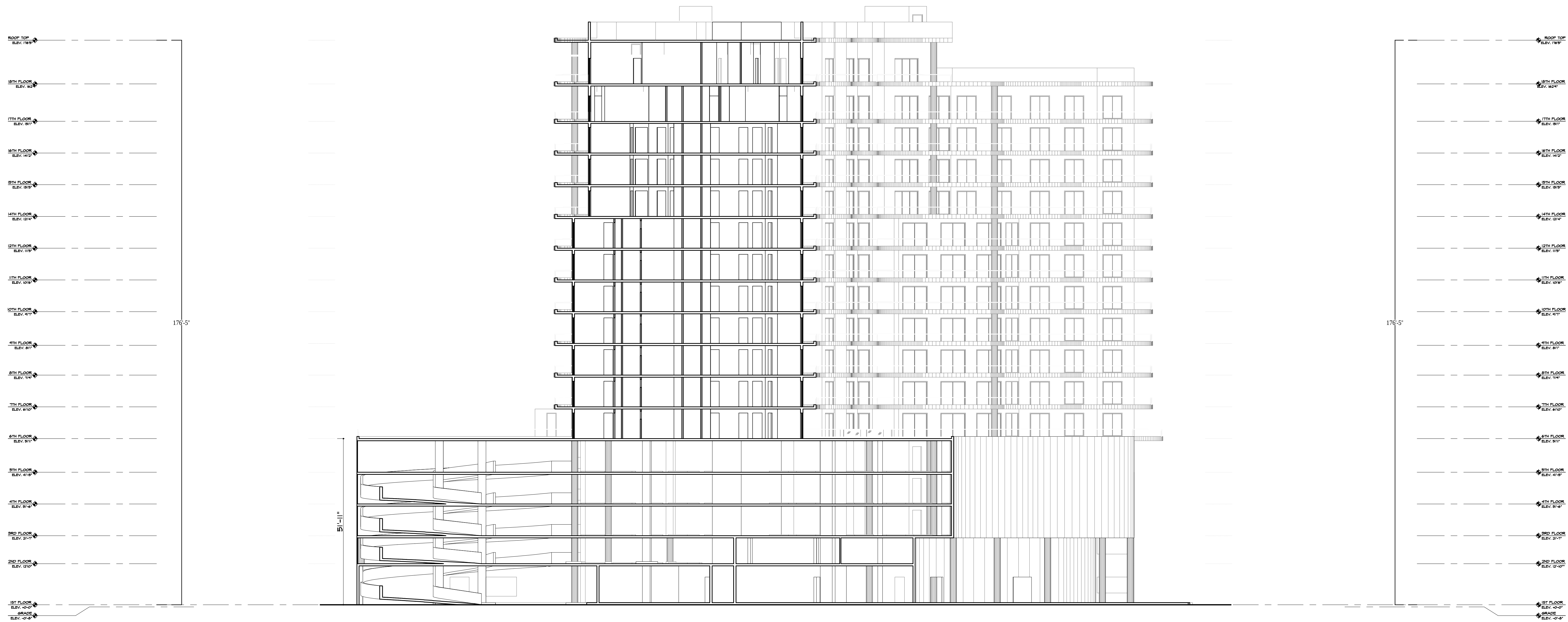
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

SP-3.4



SECTION A-A
SCALE 1/16"=1'0"

[illegible]

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033

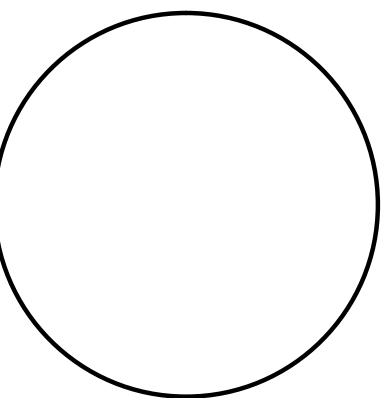
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CITY COMMISSION SUBMITTAL

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TUBAI GROUPE

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MIAMI, FLORIDA 33155
(786) 206-9023 • nsalazar.san@nma.com

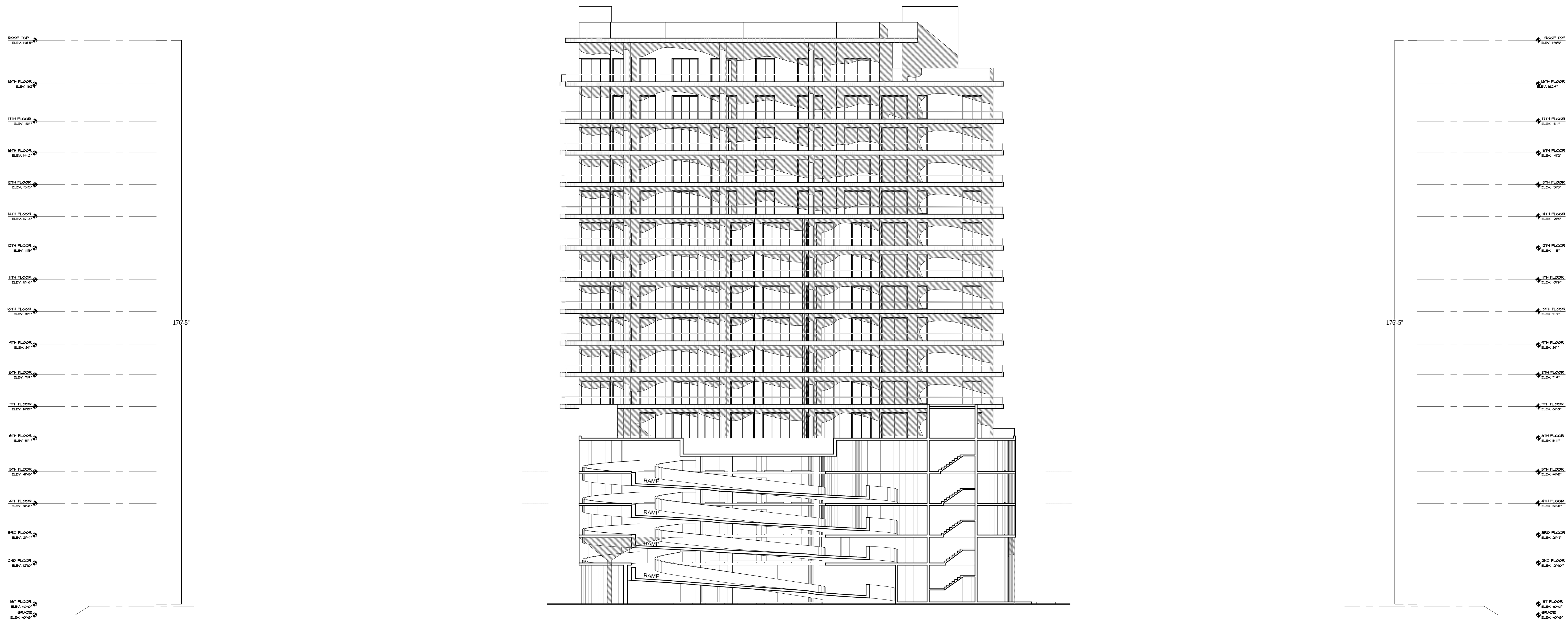
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



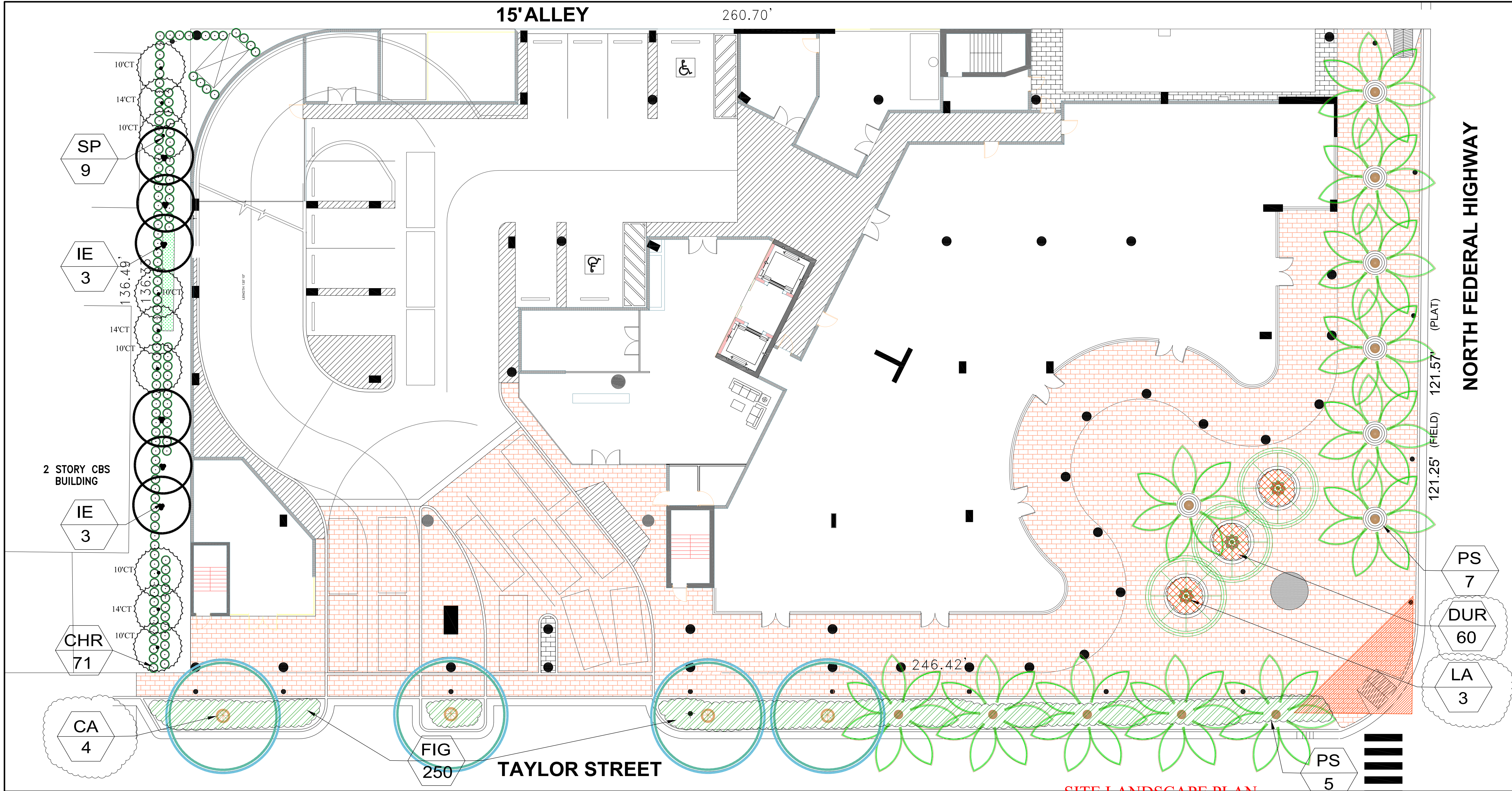
Job No 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

SP-3.5



SECTION B-B
SCALE 1/16"=1'0"



PLANT LIST FOR - JED TOWER										
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CAL/PER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
NATIVE PLANTS -TREES and PALMS								HIGH, MED. LOW		FLORIDA # 1 MATERIAL
CA	4	Calophyllum inophyllum / Beauty Leaf	14'	6'	2"	Medium		High	HIGH	Native Tree for small spaces
LA	3	Lagerstromia indica / Crape Myrtle Tuscarrossa	16	8'	3	Medium		Low	Medium	45 Gallons From Cherry Tree lake
IE	6	Ilex opaca"EAST PALATKA"/ American Holly E. Palatka	16'	8'	5" cal	Large	acorns	Medium	HIGH	Good Tree with narrow space-Native
PS	12	Phoenix Sylvestris" / Sylvester Date Palm	22'		8'-10' GW	PALM		HIGH	HIGH	GOOD ACCENT PALM
SP	9	Sabal palmetto / Sabal Palm = 3 trees	14'-24'	OA		PALM		MEDIUM	HIGH	Food for wildlife and Refuge -16@8' ct, 16@10' ct, 10@12' ct, 10@14' ct
PLANT LIST										
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	Spacing	TEXTURE	Flowers Or	XERISCAPE REQ. TOLERANCE		REMARKS
						Course, Medium or Fine	Fruit	SALT	DROUGHT	
								HIGH, MED. LOW		FLORIDA # 1 MATERIAL
DUR	40	Duranta repens / Yellow Duranta	18"	15"	18"	Fine-Med		Medium	high	Very Colorfull- Does not required too much water once established
CHR	74	Chrysobalanus horizontalis / Horizontal Cocoplum	24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	Native Shrub- grows to max, of 3' high
FIG	250	Ficus microcarpa / Green Island Ficus	18"	18"	24" oc	Fine		HIGH	HIGH	Great SHRUB for urban areas and tight spaces- can be sheer and maintain at 24" high

SITE LANDSCAPE PLAN
SCALE: 1"=10'-0"

ZONING : PD LOT SIZE : 35,544.96 = 0.816 ACRES
PERIMETER BUFFER: 1 TREE @50' OC (136' / 50'=3 TREES
PROVIDED: 6 TREES AND 9 SABAL PALMS-NATIVE- WEST SIDE
PROVIDED: 3 TREES AND 1 PHOENIX SYLVESTRIS- FRONT OF BLDG.
TOTAL FOR SITE: 13 TREES INCLUDING PALMS

STREET TREES: 1 TREE @ 50' OC.
STREET TREES REQUIREMENTS: 1 @ 50' OC. (367') / 50' = 8 TREES
PROVIDED: 16 TREES
AMOUNT OF TOTAL TREES COMBINED: 29 TREES

OPEN SPACE REQ: 40%
PROVIDED 55% INCLUDING GROUND AND POOL DECK AREA
6TH FLOOR
ALL LANDSCAPE AREAS WILL HAVE 100%
AUTOMATIC IRRIGATION SYSTEM WITH 100%
COVERAGE AND 100% OVERLAP.

Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society
of Landscape Architects

ASSOCIATION WITH
CHRISTOPHER RODRIGUEZ
GOLF COURSE DESIGN

JED TOWER
HOLLYWOOD, FLORIDA

Consultant

SCALE:
AS SHOWN

PROJECT NUMBER
09-2014-M

DATE:
10-06-14

REVISIONS:
SECOND TAC SUBMITTAL **01-20-15**
THIRD TAC SUBMITTAL **04-03-15**
FOURTH TAC SUBMITTAL **04-20-15**
FIFTH TAC SUBMITTAL **04-27-15**

SEAL:

L.I.C.# LA 6666671

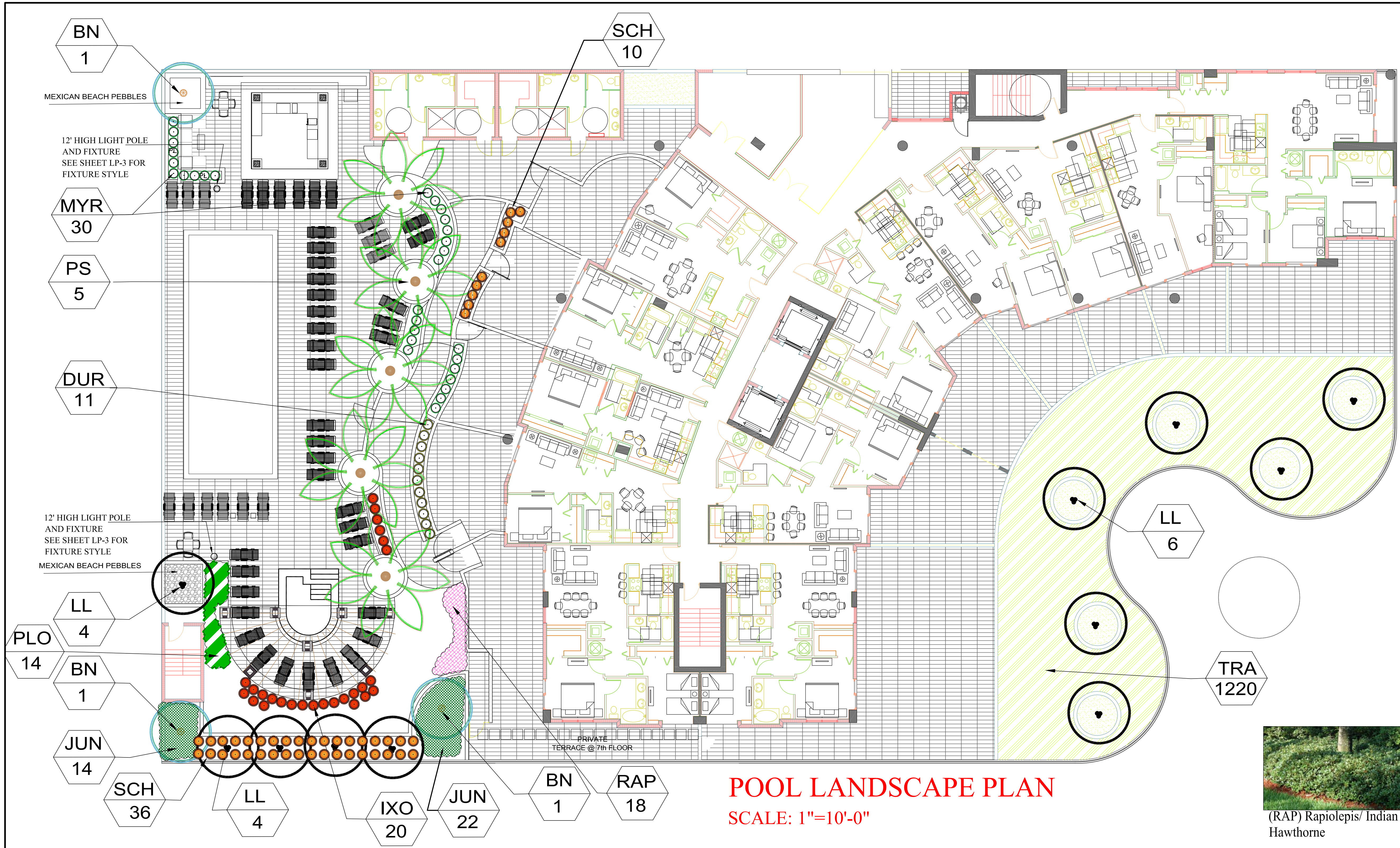
SHEET NUMBER:
LP-1

OF:

3001 SW 109 Court
Miami, Florida 33165
Off : (305) 551-1262
Fax: (305) 225-4146
EMAIL: marianocorral@comcast.net

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PLANT LIST FOR - POOL AREA

								XERISCAPE REQ.			
KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES		HGT	SPR	CALIPER	TYPE	FLOWERS	TOLERANCE		REMARKS
						DBH HGT.	L, M, F, S	FRUITS	SALT	DROUGHT	
TREES and PALMS									HIGH, MED. LOW		FLORIDA # 1 MATERIAL
BN	4	Bismarkia nobilis / Bismarkia Palm		14'			Palm		Med	Med	5' GW
LL	11	Ligustrum japonicum / Japanese Privet		14'	8'	multi-trunk	Medium	white	HIGH	HIGH	TO MATCH
PS	5	Phoenix Sylvestris" / Sylvester Date Palm		22'		8'-10' GW	PALM		HIGH	HIGH	GOOD ACCENT PALM
DUR	11	Duranta Gold Mound / Yellow Duranta		24"	24"	24"	Mediumfine		med	med	Good looking low shrub for tight spaces and leaf color Gets large must be maintained for control
MYR	30	Myrcianthes fragrans / Simpson's Stopper		24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	
PLO	14	Microsorium scolopendrium/ Wart Fern		18"	18"	24" oc	Medium	Fern	HIGH	HIGH	Excellent native fern adjacent to wetlands
IXO	20	Ixora NORA GRANT / Large Leave Ixora		24"	20"	30" oc	Medium	Pink	Medium	Medium	Best shrub for continous flower-and as a filler.
JUN	36	Jasminum simplicifolium / Wax Jasmine		18"	18"	20"	Medium	Pink	Medium	Medium	Continous bloomer- hardy plant in planters
RAP	18	Raphiolepis indica /Dwarf Indina Hawthorne		18"	18"	20"	Medium	Pink	Medium	Medium	Adds color to landscape areas
TRA	1220	Trachelospermum asiaticum dwarf/ Dwarf jasmīnə		16"	16"	18" oc	fine		Medium	HIGH	Excellent groundcovers that grows up 18" in height-makes a carpet like look
SCH	46	Schefflera arbicola / Dwarf Schefflera Gold Capella		24	20"	24" oc	Medium		Medium	High	Shrub grows to a max ht. of 4' - can be sheered and leaf colr is the interest on this plant



(PS) SYLVESTER DATE PALM



(BN) BISMARKIA PALM



(LL) LIGUSTRUM TREE



(RAP) Rapirolepis/ Indian Hawthorne



(MYR) MYRSINE SIMPSON STOPPER



(SCH) DWARF SHEFFLERA



(PLO) WART FERN



(JUN) JUNIPER PARSONI

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HOLLYWOOD, FLORIDA

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Miami, Florida 33165
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SECTIONS AND DETAILS

SITE FURNISHINGS



SITE FURNISHING
STONE TRASH RECEPTABLE



GARDCO - CIRCA LIGHT -CR-20
FIXTURE W/ LED ON A 12'
MOUNTED POLE LIGHT FOR



BEGA TREE FLOOD
LIGHT



BEGA BOLLARD LIGHT
FOR WALKWAYS AND
PATHS

General Notes and Instructions:

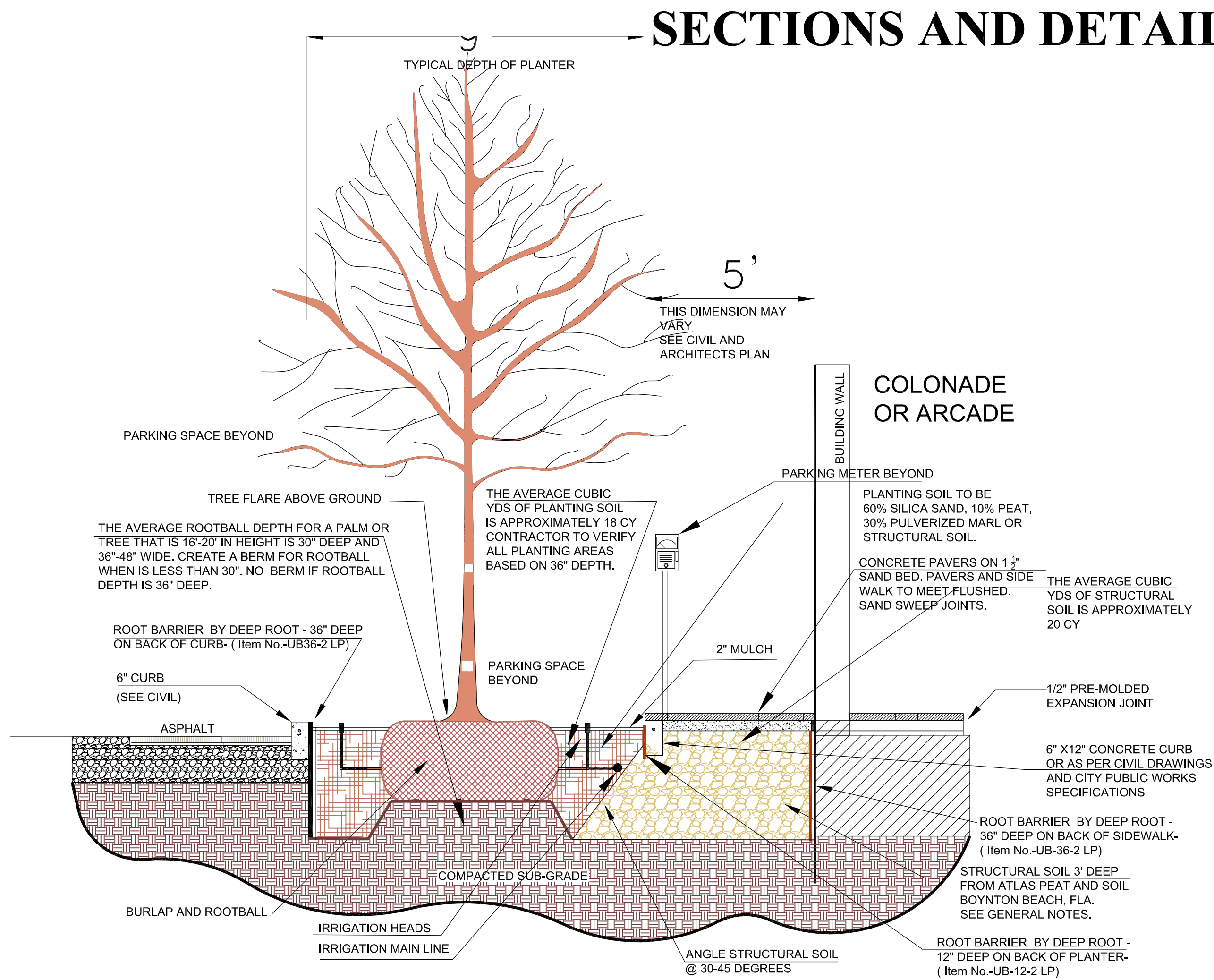
Attention: Owner, General Contractor, City Reviewer, Landscape Contractor and any individual involved in this project:

The notes below are unconditional and there shall be no excuses that it has not been read or overlooked or followed.

- The Plans are copyrighted and it is the ownership of Mariano Corral, Landscape Architect for all the designs shown. Therefore, no copy or reproduction shall be made without his approval. By doing so, the individual or entity shall be liable and subjected to penalties, fines and punitive damages to the full extent of the law. However, the City may reproduce plans as needed to comply with transparency for members of the general public to review.
- All photographs are the property of Mariano Corral Landscape Architect. Any reproduction, or use without his consent shall be prohibited, doing so will be subjected to penalties and fines as to the full extent of the law. However, the City may reproduce plans as needed to comply with transparency for members of the general public to review.
- These drawings are for the sole purpose of this project. In the event it is used on another development without the knowledge of Landscape Architect, the contractor/owner shall be liable for fines, penalties and punitive damages to the full extent of the law. GENERAL CONTRACTOR WHEN SELECTING LANDSCAPE CONTRACTOR (LC) SHALL HAVE HIM OR HER UNDER CONTRACT ONE YEAR BEFORE PROJECT COMPLETION. THIS MEANS THAT IF A RETAINER TO LC IS NECESSARY THEN, MAKE IT HAPPEN. THIS WILL INSURE THAT THE LANDSCAPE CONTRACTOR CAN BEGIN ACQUIRING THE PLANT MATERIALS AHEAD OF TIME AND WILL MEET THE SPECIFIED PLANT HEIGHT AND SPECIFICATIONS. THERE SHALL BE NO EXCUSES THAT THE PLANT SPECIFIED CAN NOT BE OBTAINED, AND THEREFORE REQUIRES A SUBSTITUTION. IF ANOTHER PLANT IS INSTALLED THAN SPECIFIED, IT WILL BE REMOVED, AND YOU WILL NOT RECEIVE CERTIFICATE OF COMPLETION OR OCCUPANCY UNTIL WORK IS COMPLETED TO MY SATISFACTION. I CAN NOT MAKE IT ANY CLEARER IN PLAIN ENGLISH THAN AS STATED HERE.
- General Contractor at his own discretion (it is recommended) shall call for a meeting with Landscape Contractor and Landscape Architect to meet and discuss any procedures prior, during and final installation of work.
- General Contractor at his own discretion, (it is recommended) shall call Landscape Architect to make site observations in overseeing if Landscape Contractor has followed the plans, quality of Plant materials, and proper installation procedures, to insure approval inspections from City and for approval of payments to Landscape Contractor.
- General contractor and Landscape Contractor do not have the right nor permission to change anything from Landscape Architectural plans as approved and submitted to the City OR County.
- In the event Value Engineering is performed by Landscape Contractor, as directed by General Contractor without the approval, consent or knowledge of the Landscape Architect, Landscape Architect shall no longer ASSUME ANY TYPE OF RESPONSIBILITY, and it will become the responsibility of parties involved to provide the City with all revisions or as-built drawings, and obtain their approval for such changes.
- In the event another Landscape Architect or Landscape Designer is called to make such revisions without the knowledge or consent of Mariano Corral Landscape Architect, the Landscape Architect or Designer shall also be liable to the full extent of the Law for tampering.
- All CAD Files, PDF files supplied to Architect or any engineer shall not be copied or used for any other project. Landscape Cad Files, photographs, and any other information on plans are the property of the Landscape Architect Mariano Corral, and shall not be furnished to any entity without the consent of Mariano Corral, Landscape Architect.
- During Design Review and /or the permit process, if county reviewer has an issue with the plant materials, Landscape Contractor, nor expeditor, **SHALL NOT HAVE THE RIGHT TO NEGOTIATE WITH THE COUNTY OR CITY.** The City shall point out deficiencies and/or areas where CODES were not met, so that the Landscape Architect can make corrections and/or decide what action to take. City Reviewer shall discuss with the Landscape Architect the type of plant materials to use and reach an amicable agreement, unless it is specifically and unconditionally specified in the codes (ie: Street Tree requirements for certain sections of City Master Plan). The Landscape Architect is the sole unconditional responsible individual and qualified to make the final decision as to what is appropriate on Copyrighted and sealed plans, and to protect his liability insurance.
- All plant materials to be Florida #1 or better as set by the State of Florida Grades and Standards 1998, Parts I and II, and as per City of Hollywood Tree Standards.

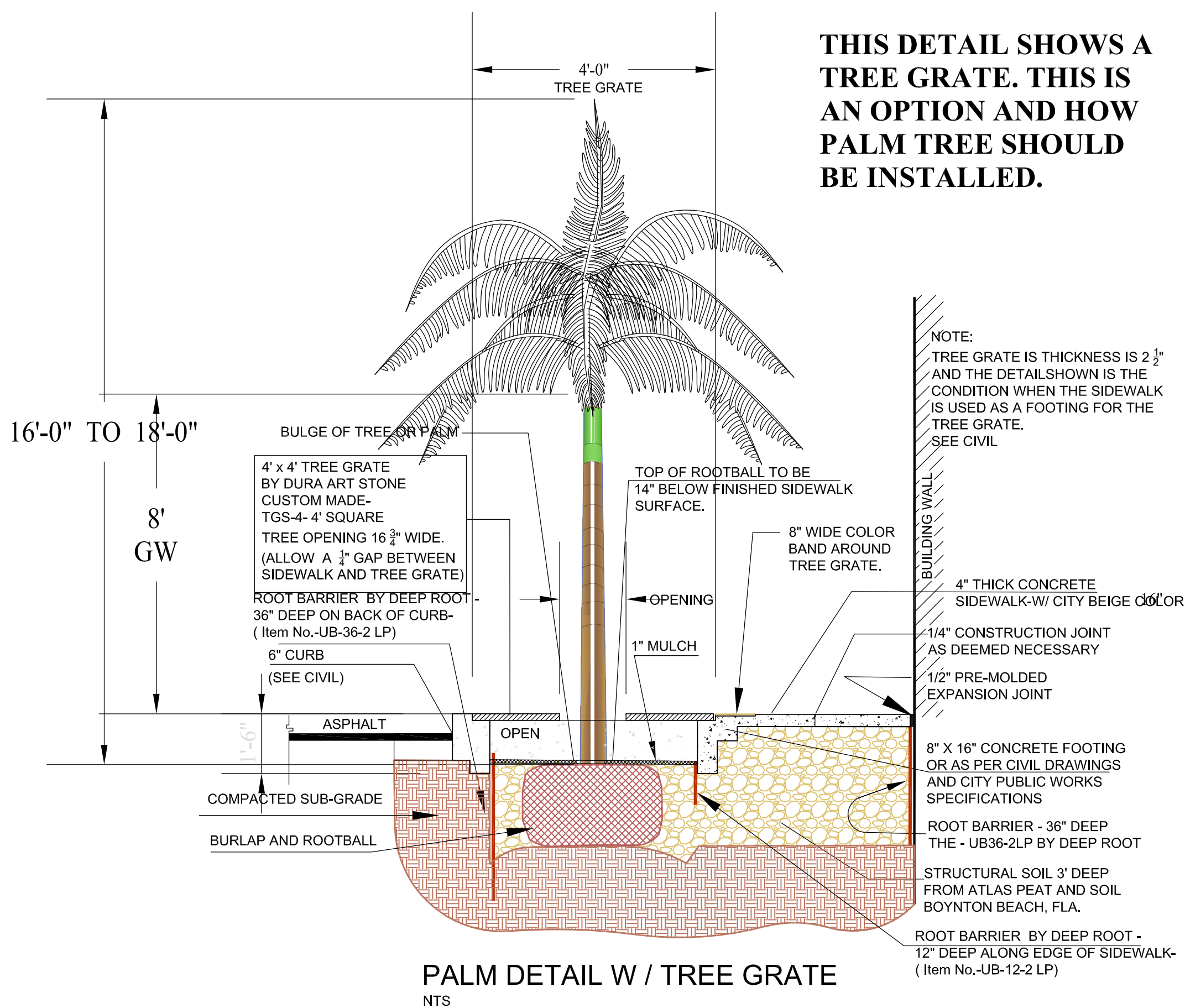
PAGE TWO

- All plant materials to be Florida #1 or better as set by the State of Florida Grades and Standards 1998.
- Before commencing installation, it is recommended that the Landscape Contractor visit site and become familiarized with the site.
- Contractor shall have all utilities identified and carefully located for the safety, welfare of his workers as well as the general public. Contact Sunshine State One-Call of Florida, Inc. 1-800-432-4770 - 48 hours before installation.
- Contractor shall have all utilities identified and carefully located for the safety, welfare of his workers as well as the public.
- During installation Landscape Contractor shall make all possible intent to secure area of work from the public for their safety and welfare.
- Landscape Contractor** must obtain all necessary permits prior to beginning installation. Any existing trees that must be removed or transplanted must first receive approval by The Department of Environmental Resource Management (DERM).
- All existing Trees to remain shall be barricaded (if space is allowed) to the tree canopy drip line to prevent damage to the tree or palm during construction. A red color Vinyl fence 5' high, with 2 x4 posts for anchoring can be used. Careful care for tree trunks shall be taken.
- Landscape Contractor** must provide documentation that any Coconut Palm Trees to be installed are numbered and certified as being free of disease and must be provided to the Planning and zoning department when seeking a permit for installation of plant materials and a copy sent to Landscape Architect for his records.
- Landscape Contractor:** Documentation that all newly proposed / installed Sabal palmetto utilized on site have come from a government approved donor site or were grown from seed at a register Florida nursery.
- Landscape Contractor** or Owners representative, shall provide to City a schedule for the timely removal of tree and palm guying. This should be accomplished within a 12 month period after installation, and should NOT exceed the 12 month period.
- All lime rock within plating areas shall be removed to a depth of 3' feet. Replace material with specified planting soil, as per section 15 below.
- All lime rock, asphalt or debris within parking islands, corner parking islands, and entry islands, shall be removed to a depth of 3 Feet. In the event a refurbishing or establishing a new parking island with the use of extruded curves over an existing asphalt parking lot, the same will apply as to removal of asphalt and lime rock as stated above and the use of proper planting soil as per Section 15.
- NO PLANTS SHALL BE PLANTED ON TOP OF ROOT BALL.
- All planting beds on site shall be composed of 70% silica sand, 20% good clean pulverized black soil and 10% Canadian Peat. Soil shall be thoroughly mix and delivered on site free of debris and rocks. Soil shall be fumigated prior to mixing for any insects, contamination or weeds and follow method as approved by the EPA and Nursery Growers Association. Soil shall have a 72 hour waiting period.
- FERTILIZER TO USE AT TIME OF INSTALLATION:**
Because some Landscape Contractors have the tendency to purchase fertilizers from sources that are NOT compatible or consistent to the FNGA and the University of Florida Agricultural Extension Services recommendations (to save money), it is therefore mandatory that all fertilizers to be used on my projects will be purchased from a qualified supplier AS LONG AS IT IS THE SAME PRODUCT AND SPECIFICATIONS DESCRIBE BELOW:
The only type of fertilizer to be used on all newly installed plant materials is PALM SPECIAL # 9836. This is an 8-2-12 (nitrogen, potassium, and minor elements) for all Trees, Palms, shrubs and groundcovers. It can be obtained from ATLANTIC FERTILIZER IN HOMESTEAD, FL. 18375 SW 260th Street. **Contact Patrick Coyle at (305) 986-0671.** Landscape Contractor shall use 1 pound per tree, and a hand full or 2 tablespoons per shrub for all and each shrub and groundcover. Palm trees shall receive 2 lbs of fertilizer per palm tree. Fertilizer shall be place on top of root ball and 2" inches away from trunk. Milorganite, will not be acceptable, however, slow release tablet fertilizers can be used at time of planting if Palm Special is not available and installation of materials is on a sandy loam VS rock-limestone condition.



TYP. SECTION TAYLOR STREET

THIS DETAIL SHOWS A
TREE GRATE. THIS IS
AN OPTION AND HOW
PALM TREE SHOULD
BE INSTALLED.



TYP. SECTION FEDERAL HIGHWAY

PHOTOS OF PLANT MATERIALS FOR GROUND LEVEL



(PS) SYLVESTER DATE
PALM



(SP) SABAL PALM



(CA) CALLOPHYLLUM



(IE) ILEX EAST PALATKA
TREE



(CHR) COCOPLUM



(LA) CRAPE MYRTLE



(FIG) GREEN ISLAND FICUS



(DUR) DURANTA

MC
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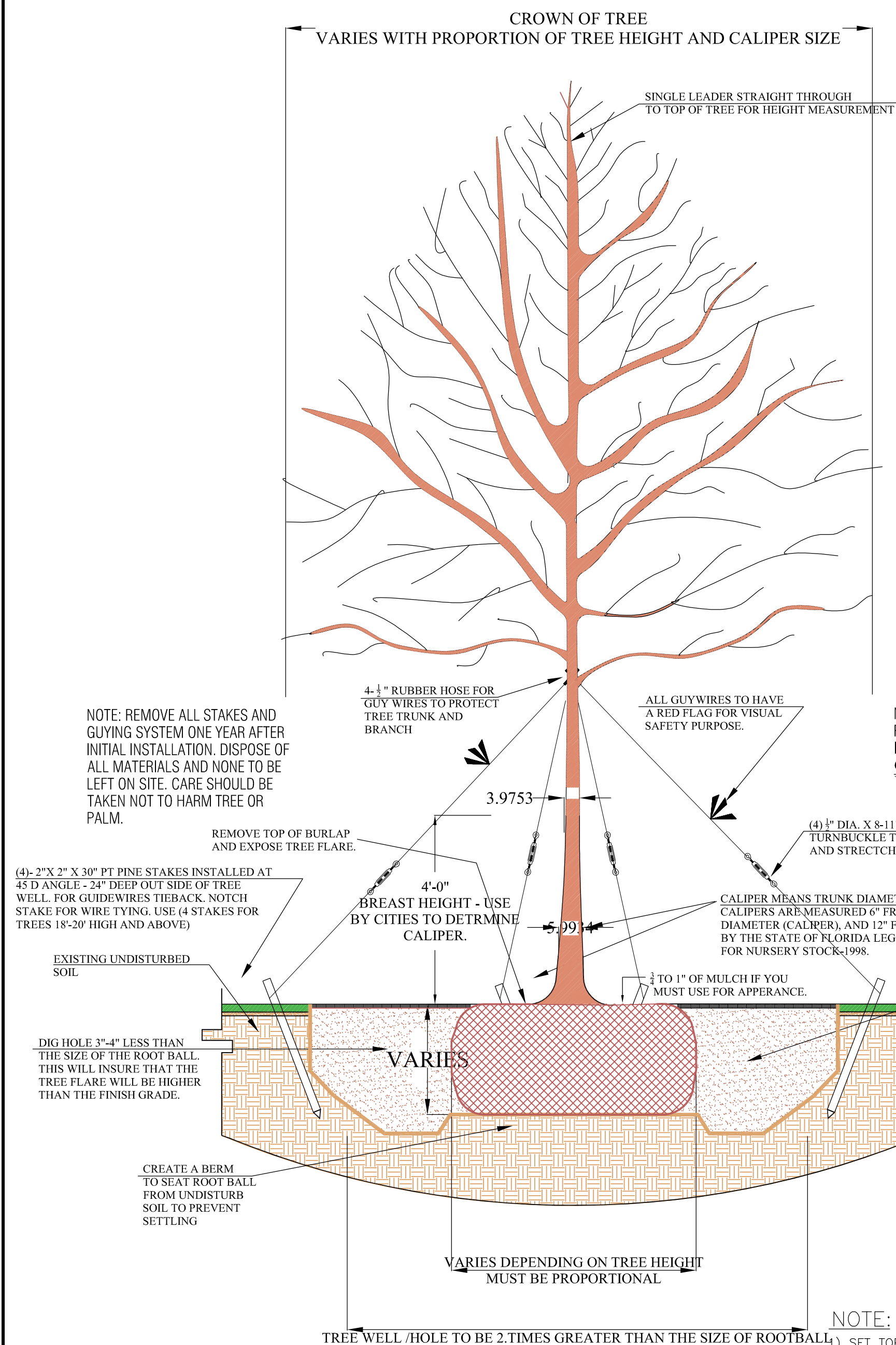
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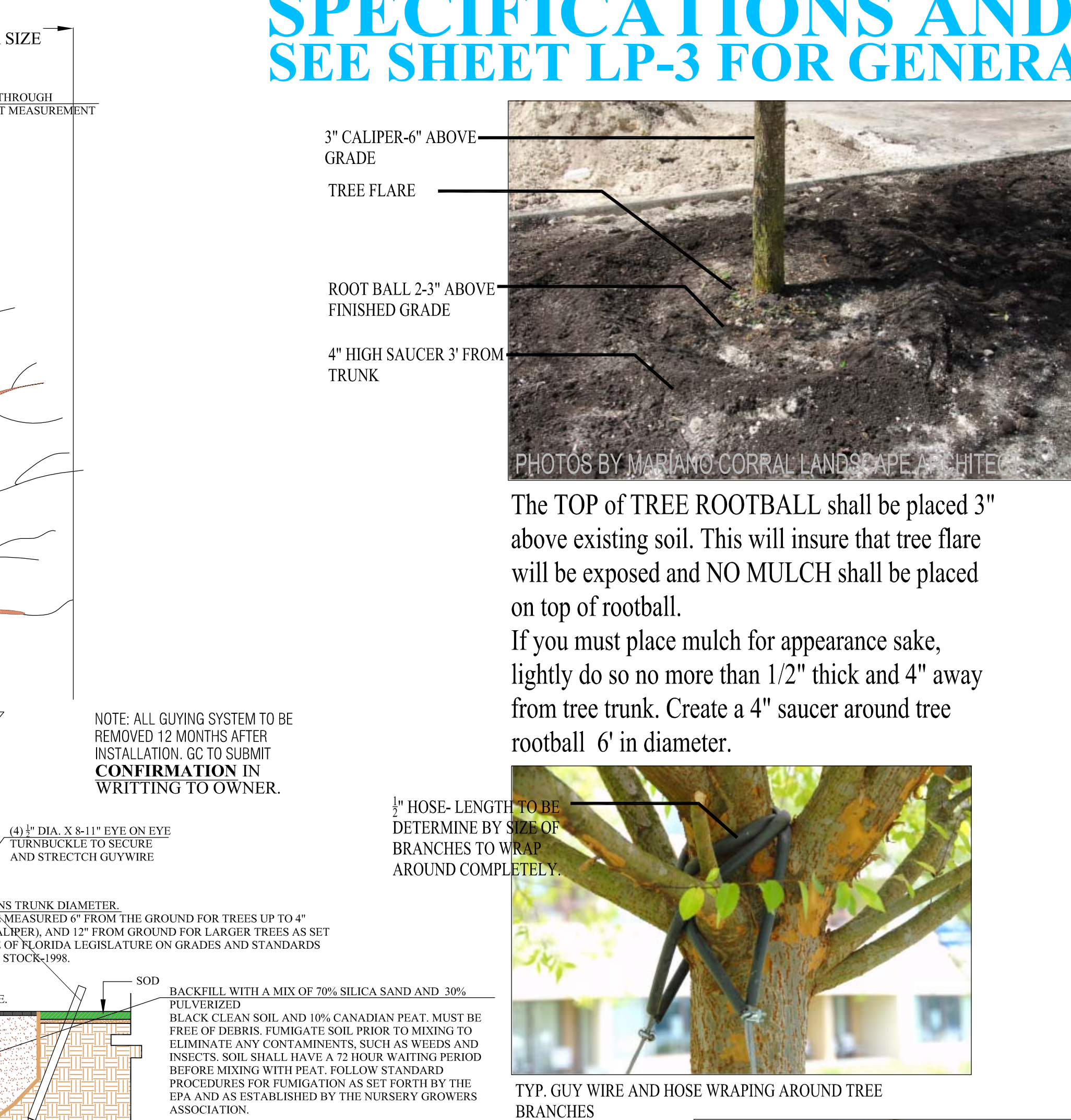
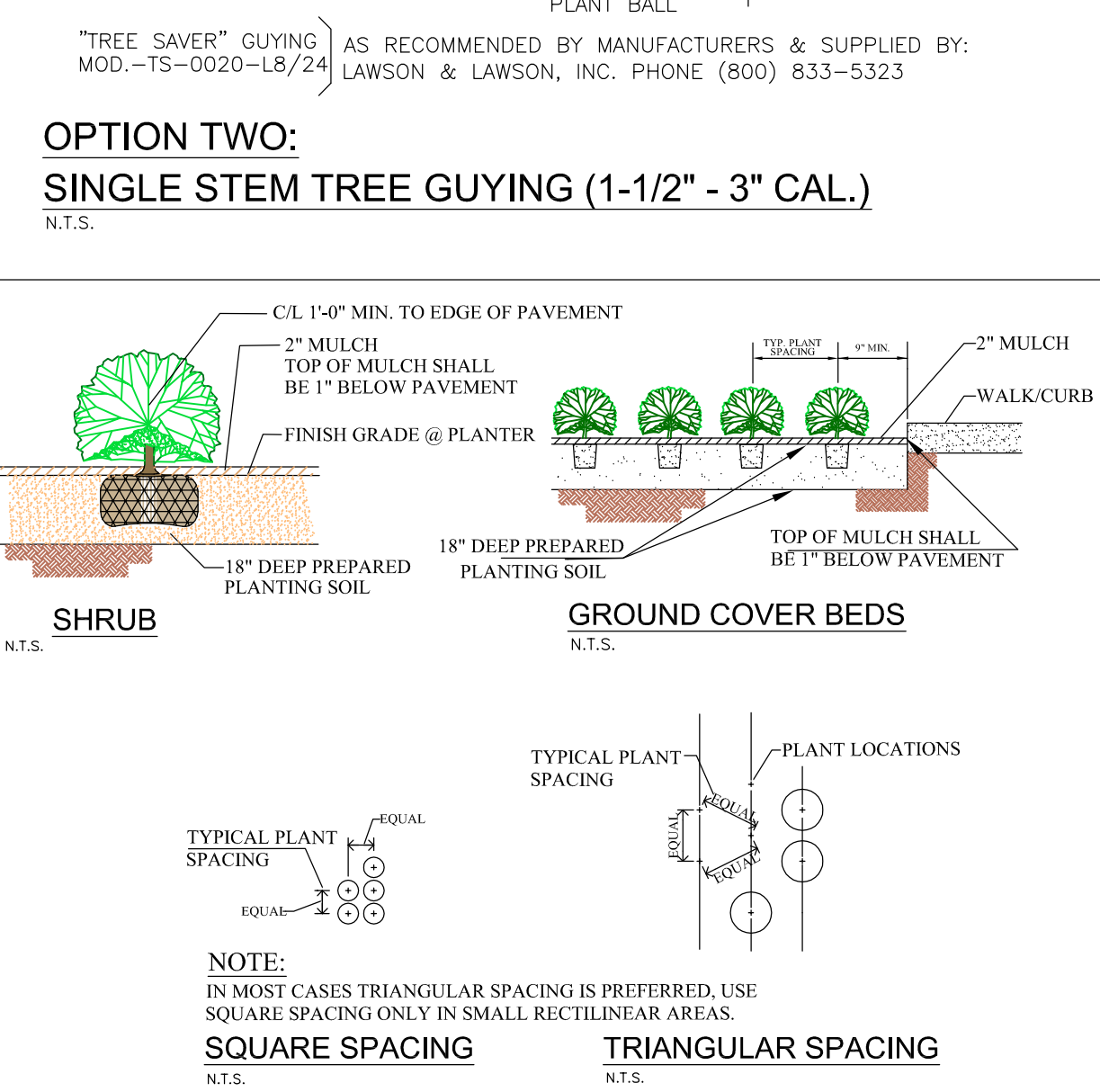
SPECIFICATIONS AND DETAILS SEE SHEET LP-3 FOR GENERAL NOTES



OPTION ONE TREE BRACING: TREES WITH 2" CALIPER OR LESS:
USE (3) 2" DIAMETER PRESSURE TREATED LODGE POLE. POLE SHALL BE 9' OVER ALL LENGTH.. BURY POLE 3' DEEP. USE CINCH TIES TO SECURE TREE TRUNK TO POLES.



CINCH TIES TO SECURE TREE TRUNK TO POLES.



Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.



ALL PLANTING BEDS TO USE EUCALYPTUS GRADE A MULCH, OR ECO MULCH, OR SHREDDED WOOD PRODUCTS AND AS APPROVED AND CERTIFIED BY THE NATIONAL SOIL AND MULCH COUNCIL. (NO RED MULCH PLEASE)



Proper Palm Bracing for Royals, Sabal Palms, or Date Palms- use burlap, metal straps brace and (4)Wood Battens do not nail to trunk.
Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.

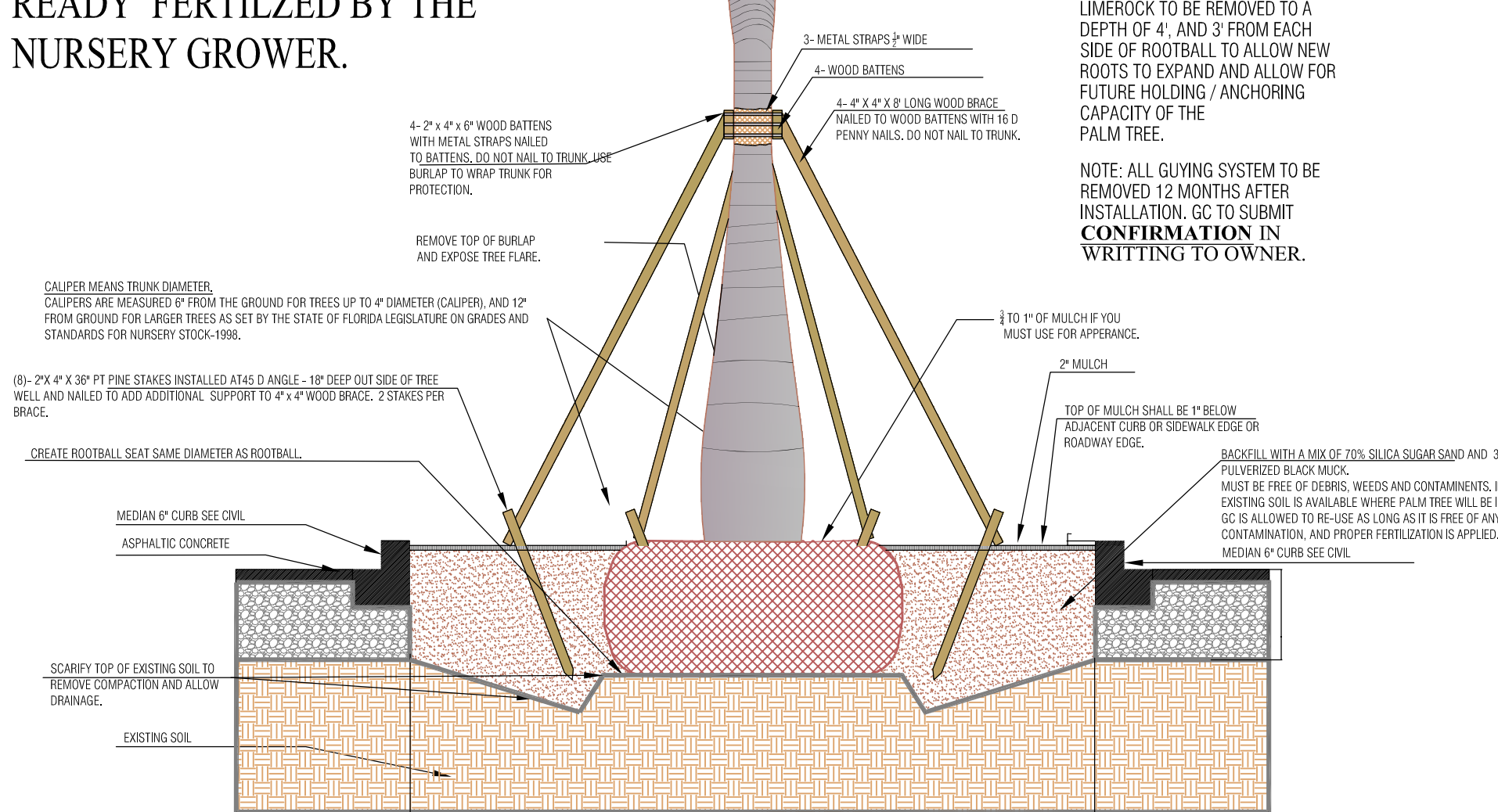


WRAP BURLAP AROUND PALM TREE TRUNK FOR PROTECTION.

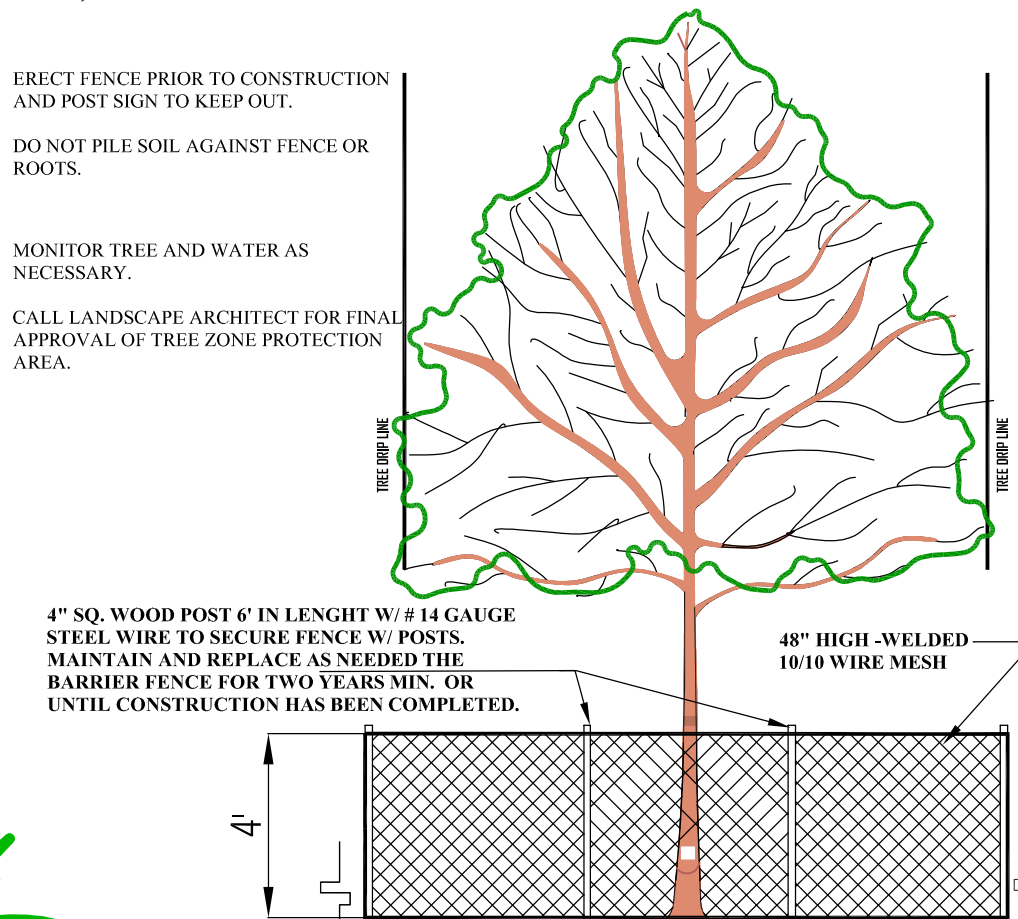
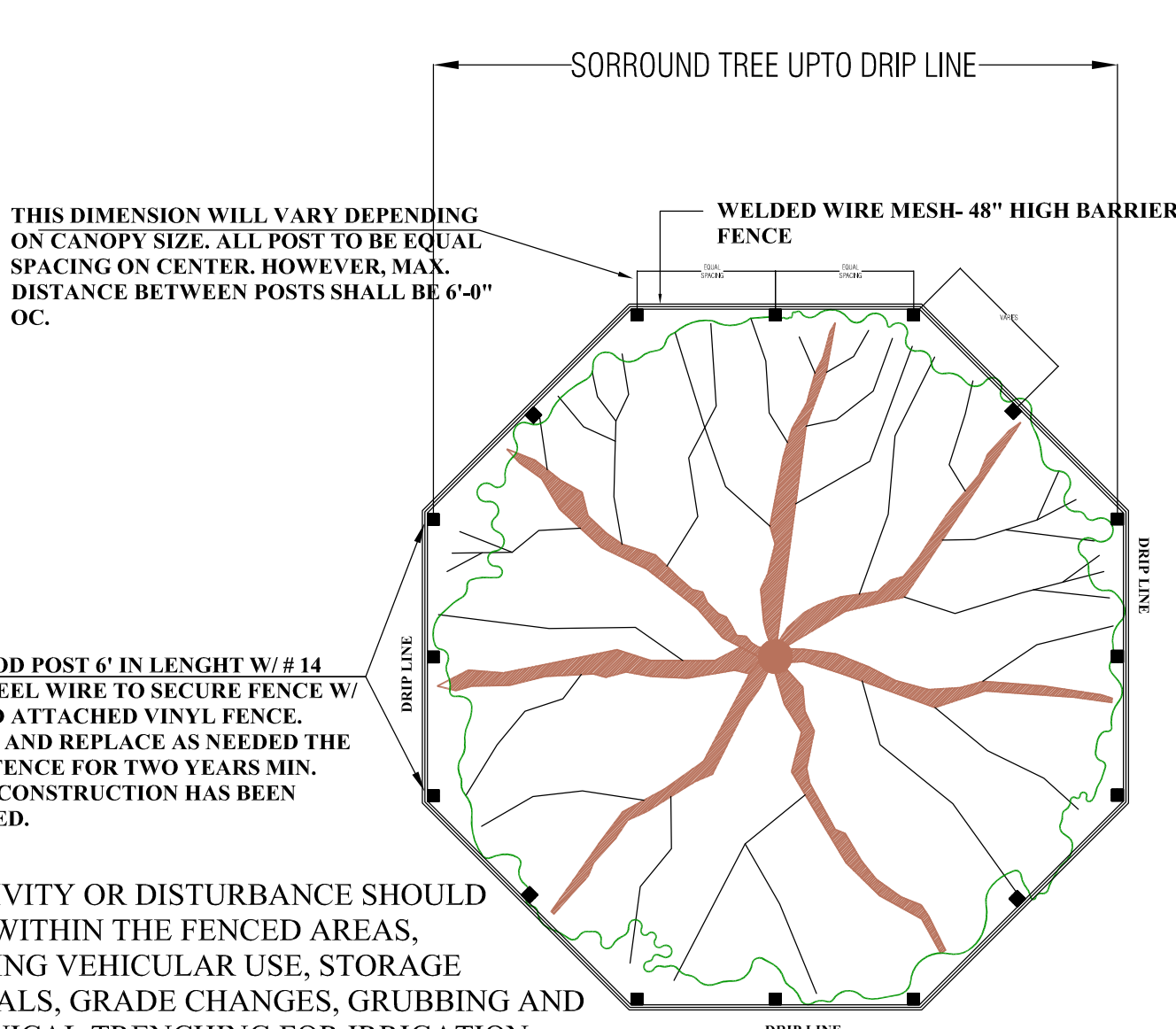
2"X4"X8" WD. BLOCK FOR NAILING THE WOOD PLANKS TO SUPPORT PALM TREE. USE METAL STRAPS TO HOLD WD. BLOCK AND BURLAP.

TYP. PALM TREE BRACING DETAIL

WARNING: DO NOT FERTILIZE NEWLY INSTALLED PLANT MATERIALS UNTIL APPROXIMATELY 2 TO 3 MONTHS AFTER PLANTING. NEW INSTALLED PLANTS ARE ALL READY FERTILIZED BY THE NURSERY GROWER.



TYP. PALM TREE DETAIL (NOT TO SCALE)



TYP. TREE PROTECTION BARRIER FENCE FOR EXISTING TREES

MC

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GOLF COURSE DESIGN

JED TOWER
HOLLYWOOD, FLORIDA

Consultant

North

SCALE: AS SHOWN

PROJECT NUMBER: 09-2014-M

DATE: 10-06-14

REVISIONS:
SECOND TAC SUBMITTAL 01-20-15
THIRD TAC SUBMITTAL 04-03-15

SEAL:

LIC.# LA 6666671

SHEET NUMBER: LP-4

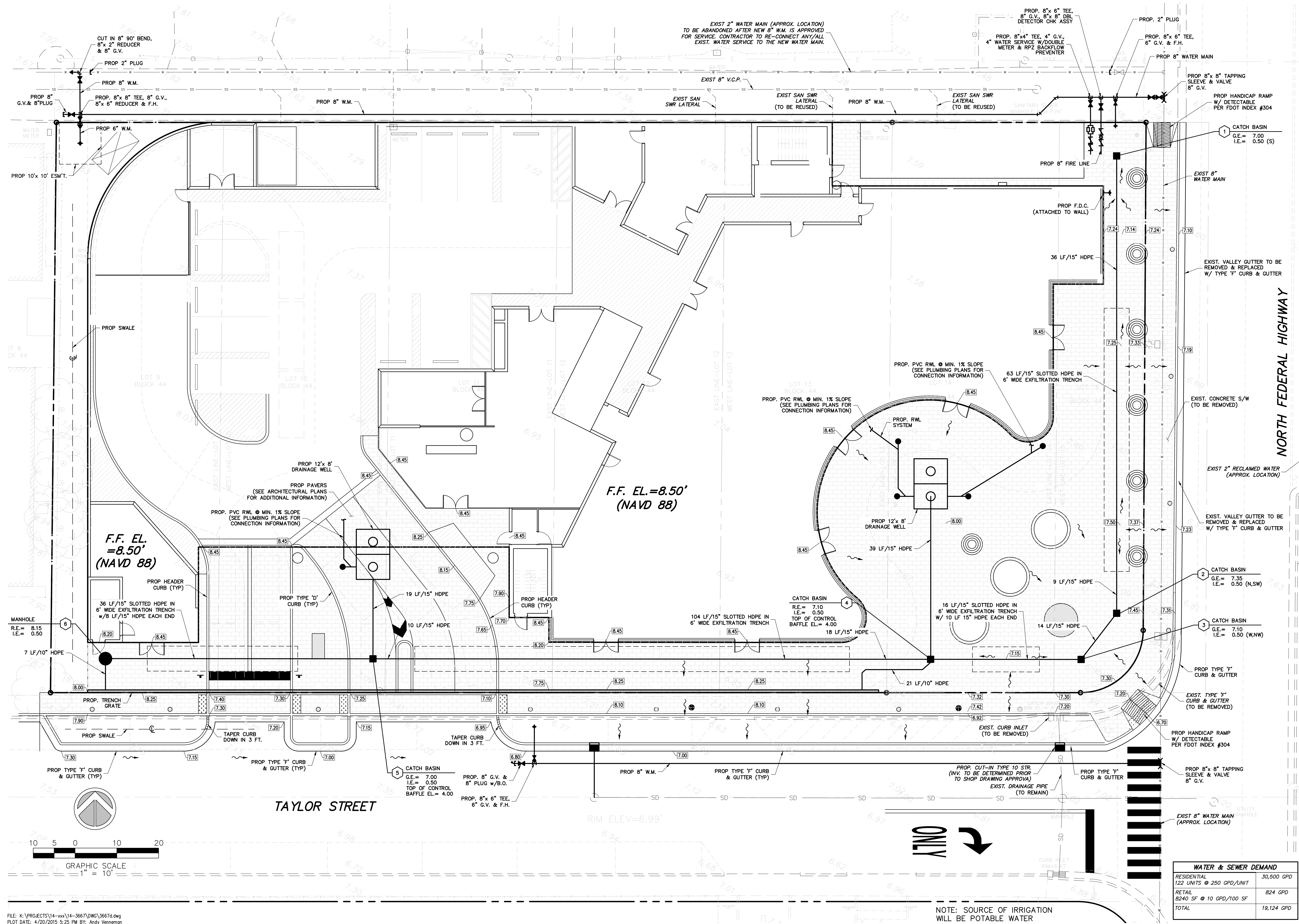
OF:

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PLOT DATE: 4/20/2015 5:25 PM BY: Andy Vennema
LAYOUT: [C]

REVISIONS	
NO.	DESCRIPTION

DATE:
Dec. 2014

SCALE:
1" = 10'

DESIGNED BY:
C.R.L.

DRAWN BY:
A.E.V.

JOB NUMBER
14-3667

SHEET No.
C1

SEAL
Apr 20 2015
CLIFFORD R. LOUTAN, P.E.
FL. REG. NO. 56890