

# STRADA

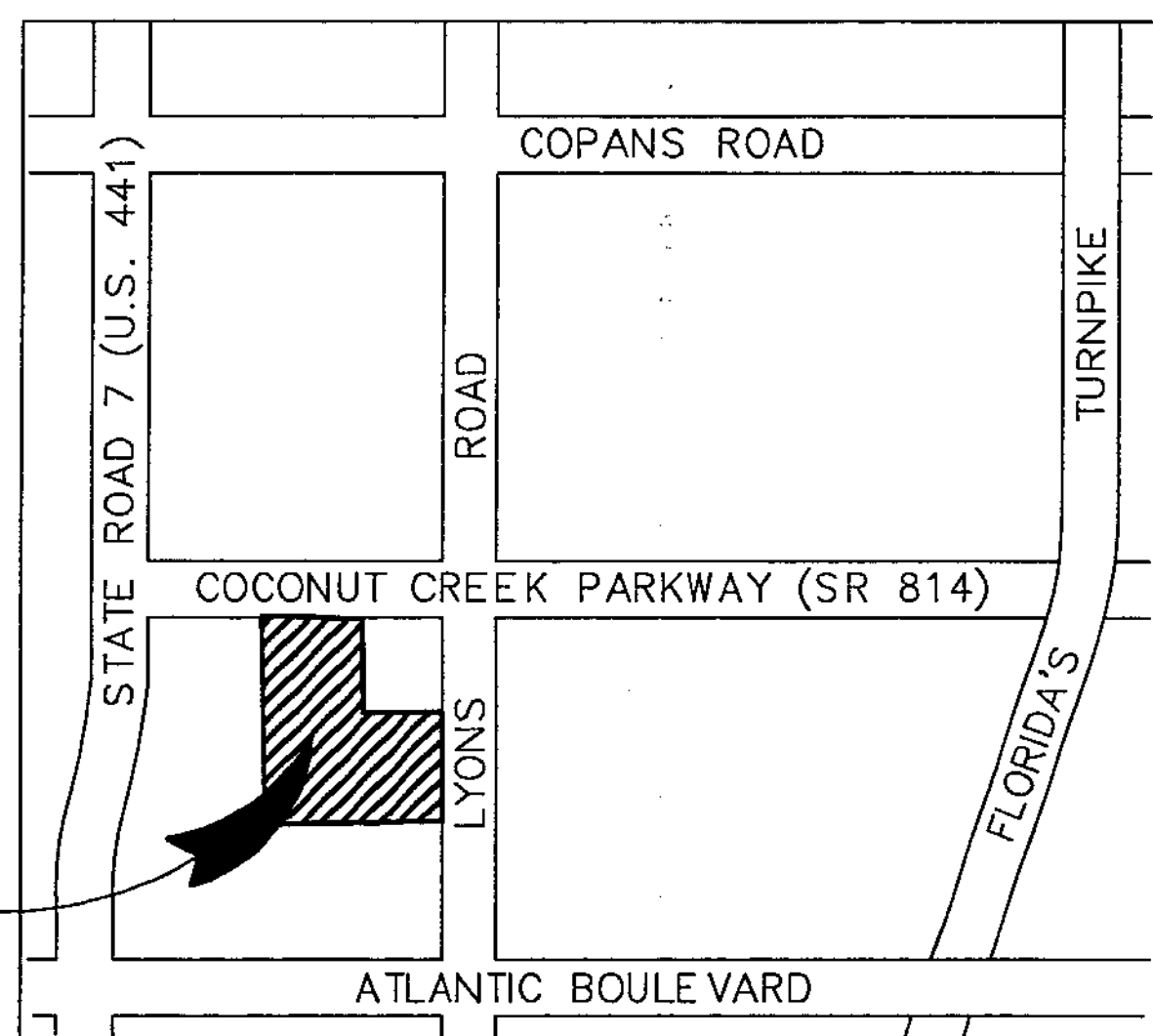
Approved  
DATE: 11/15/05 BY: [Signature]  
PLANNING & ZONING

## SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

### P&Z SITE PLAN SUBMITTAL SEPTEMBER, 2005

PREPARED  
FOR:

**DIVERSIFIED**  
REALTY



LOCATION MAP  
NOT TO SCALE

**LEGAL DESCRIPTION**

Tract B of the "THE HALE PLAT", according to the plat thereof, as recorded in Plat Book 137 at Page 16 of the Public Records of Broward County, Florida, less the following described portions of Tract B of "THE HALE PLAT":

**Less-Out 1**

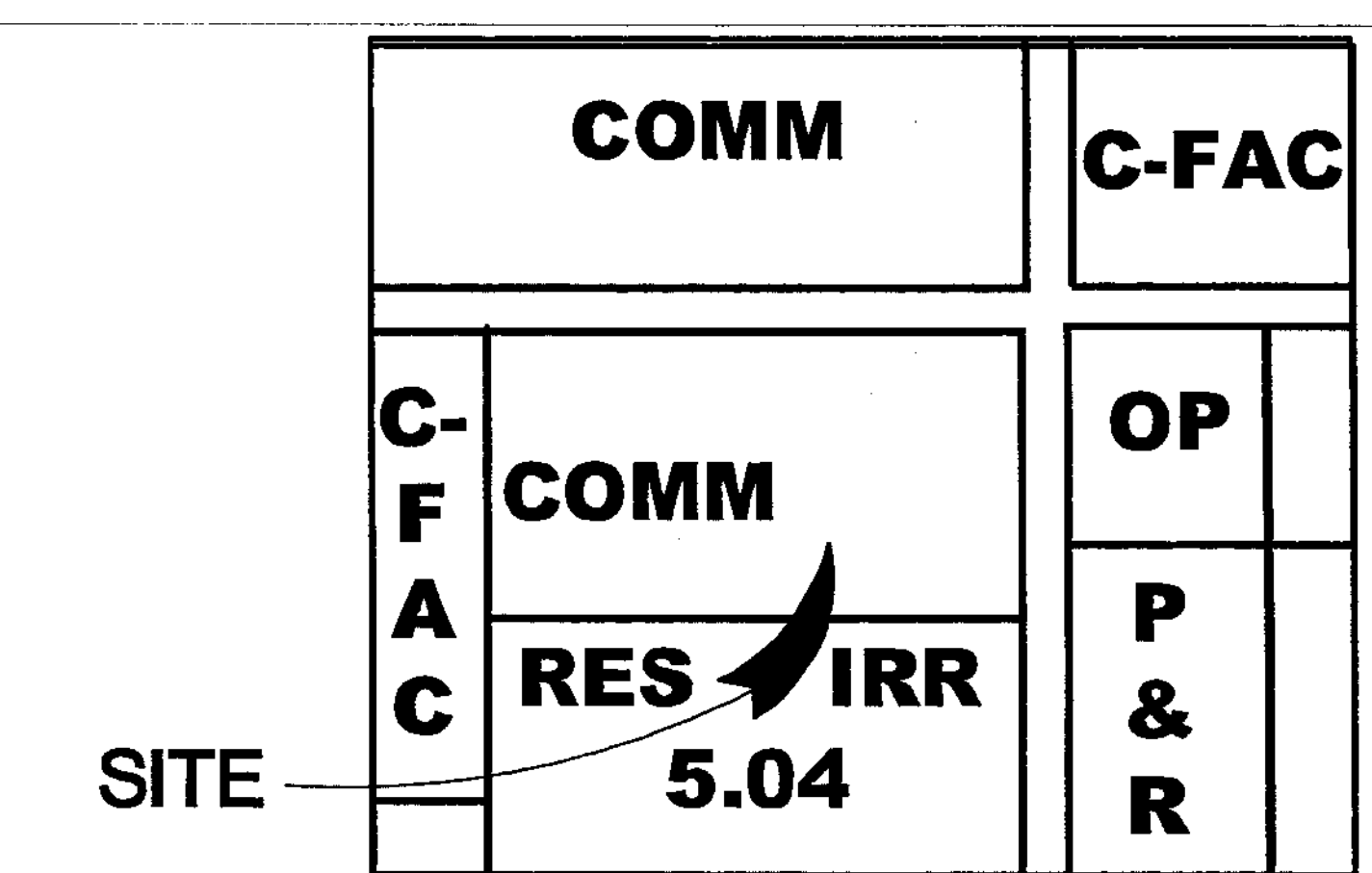
Commence at the Southeast corner of Tract B; Thence run North 00 Degrees 36 Minutes 58 Seconds West along the East line of said Tract B for a distance of 373.48 Feet to the Point of Beginning; Thence run South 89 Degrees 23 Minutes 02 Seconds West for a distance of 269.29 Feet to a Point; Thence run North 00 Degrees 36 Minutes 58 Seconds West for a distance of 322.29 Feet to a Point on the South Right-of-Way line of Coconut Creek Parkway; Thence run North 88 Degrees 52 Minutes 35 Seconds East along the said South Right-of-Way line of Coconut Creek Parkway for a distance of 239.94 Feet to a point; Thence run South 45 Degrees 52 Minutes 12 Seconds East for a distance of 58.24 Feet to a point on the West Right-of-Way line of Lyons Road; Thence run South 06 Degrees 59 Minutes 16 Seconds West along said West Right-of-Way line of Lyons Road for a Distance of 90.69 Feet to a Point; Thence run South 00 Degrees 36 Minutes 58 Seconds East along said West Right-of-Way line of Lyons Road for a distance of 193.52 Feet to the Point of Beginning.

**Less-Out 2**

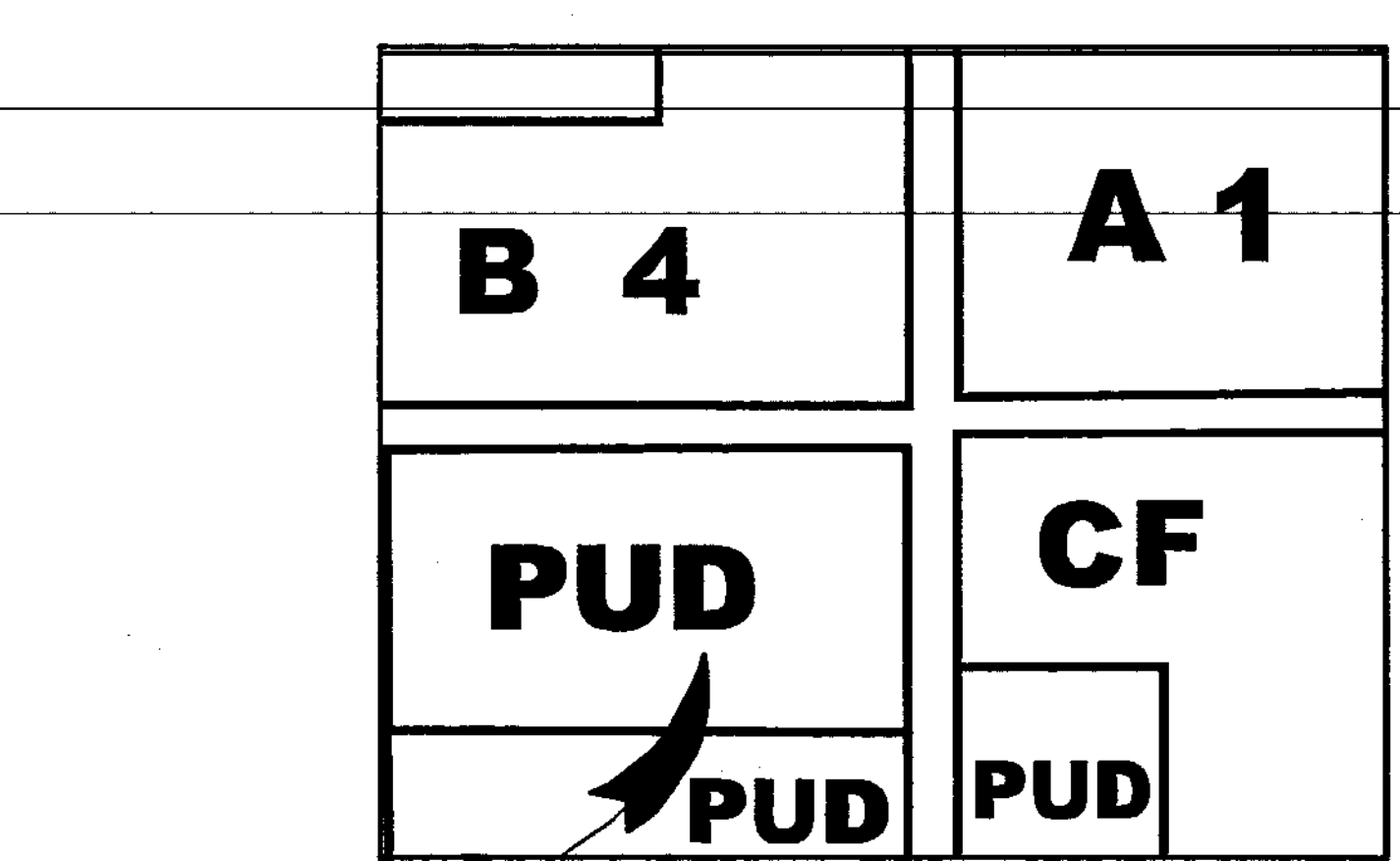
A portion of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida, being more particularly described as follows:  
Commence at the Southwest corner of said Tract "B"; Thence along the South line of said Tract "B" North 52°35' East (bearings basis) 50.00 Feet to a line parallel with and 50.00 Feet East of the West line of said Tract "B", and the Point of Beginning; Thence along said parallel line North 00°26'31" West, 710.17 Feet to the North line of said Tract "B"; Thence along said North line for the following five (5) courses: (1) North 88°52'35" East 65.90 Feet; (2) South 87°18'34" East, 180.40 Feet; (3) North 88°52'35" East, 305.00 Feet; (4) North 01°07'25" West, 12.00 Feet; (5) North 88°52'35" East 64.97 Feet; Thence South 01°07'25" East, 710.12 Feet to the South line of said Tract "B"; Thence along said North line, South 00°26'31" West, 624.32 Feet to the Point of Beginning.

**Less-Out 3**

The West 50.00 feet of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida.



FUTURE LAND USE  
NOT TO SCALE



ZONING MAP  
NOT TO SCALE

**DEVELOPER:** DIVERSIFIED REALTY DEVELOPMENT, INC.  
1451 W CYORESS CREEK ROAD, SUITE 300  
FT LAUDERDALE, FL 33309  
P: (954) 489-2724  
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**OWNER:** HAMSA HAND HOLDINGS, LLC  
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FORT LAUDERDALE, FL 33309  
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**ARCHITECT:** THE SCOTT PARTNERSHIP ARCHITECTURE, INC.  
423 SOUTH KELLER ROAD, SUITE 200  
ORLANDO, FL 32810  
P: (407) 660-2766  
F: (407) 875-3276

**CIVIL ENGINEER/  
LANDSCAPE  
ARCHITECT:** CRAVEN THOMPSON & ASSOCIATES, INC.  
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P: (954) 739-6400  
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**SURVEYOR:** NOVA SURVEYORS, INC.  
5582 NW 7 STEET  
MIAMI, FL 33126  
P: (305) 264-2660  
F: (305) 554-7822

SHEET NO	DRAWING TITLE
----	COVER SHEET
SP-1	SITE PLAN
	RECORDED PLAT
	BOUNDARY & TREE SURVEY
A.1	BUILDING A & F: FLOOR PLANS
B	BUILDING B: RENDERED ELEVATIONS
B.1	BUILDING B: FLOOR PLANS
C	BUILDING C: RENDERED ELEVATIONS
C.1	BUILDING C: FLOOR PLANS
C.2	BUILDING C: FLOOR PLAN
D	BUILDING D: RENDERED ELEVATIONS
D.1	BUILDING D: FLOOR PLANS
D.2	BUILDING D: FLOOR PLAN
E	BUILDING E: RENDERED ELEVATIONS
E.1	BUILDING E: FLOOR PLANS
H1	HOTEL 1ST FLOOR PLAN
H2	HOTEL 2ND, 3RD & 4TH FLOOR PLAN
H	HOTEL FRONT ELEVATION
H	HOTEL SIDE ELEVATION
SG.9	SIGNAGE - FACADE IDENTIFICATION & SERVICE GATE DESIGN
SG.13	REAR IDENTIFICATION SIGNAGE
E1-1	PRELIMINARY PHOTOMETRIC SITE PLAN
E1-2	PRELIMINARY PHOTOMETRIC SITE PLAN
L-1	LANDSCAPE PLANS
L-2	LANDSCAPE DETAIL SHEET
T-1	TREE REMOVAL PLAN
EXHIBIT	LOADING ZONE ACCESS EXHIBIT
C-1	PRELIMINARY PAVING AND GRADING PLAN
C-2	PRELIMINARY DRAINAGE PLAN
C-3	PRELIMINARY WATER & SEWER PLAN
C-4	CROSS SECTIONS
C-5	PRELIMINARY PAVEMENT MARKING & SIGNAGE PLAN

**CRAVEN THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417  
TEL: (561) 688-5010 FAX: (561) 688-1037  
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309  
TEL: (954) 739-6400 FAX: (954) 739-6409  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

REVISED  
MAY - 6 2005