



To: Honorable Mayor and Village Council

Date: December 19, 2016

From: Edward Silva, Village Manager

Re: Brandsmart USA of
South Dade County

BACKGROUND:

At the October 17, 2016 hearing, the requested item was deferred date certain to the December 19, 2016 Zoning Hearing. No other presentation on the item was made at that time and no changes were made to the staff report and attachments. The staff report is as submitted on October 17, 2016.

FISCAL/BUDGETARY IMPACT:

No fiscal or budgetary impact is anticipated.

RECOMMENDATION:

Approval is recommended

STAFF REPORT

BRANDSMART USA OF SOUTH DADE COUNTY, INC.

VPB-16-011



Village of Palmetto Bay

ZONING ANALYSIS

FILE: VPB-16-011

HEARING DATE: 10/17/2016

APPLICANT: Brandsmart USA of South
Dade County, Inc.

COUNCIL DIST.: 2

A. GENERAL INFORMATION

REQUEST: Brandsmart USA of Dade County is requesting a modification of an approved site plan eliminating the buffer along the south property line to allow an internal drive lane connection for the adjacent property to the south.

ADDRESS: 16025 and 16051 South Dixie Highway

LOT SIZE: 794,055 sq. ft. (18.229 Acres)

FOLIO #: 33-5028-025-0010

B. BACKGROUND

In an effort to fulfill the branding requirements and specifications of Honda and BMW, South Motor Company of Dade County (South Motors) is proposing a significant investment to the facility to the south. As part of their new design they have identified the need for an internal drive lane. The property does not have the space for the drive lane and therefore has reached an agreement with Brandsmart to utilize a small portion of the property along the southern edge of the Brandsmart property adjacent to the BMW parking structure, to provide a drive lane. The request if approved would eliminate a portion of the landscape buffer to provide the space for a drive lane.

The landscape buffer in question was originally required as a condition of an earlier approved site plan that sought to buffer the commercial development from what was then residentially zoning to property on the south side. The southern property was never developed for residential and is today a South Motors BMW and Honda automobile dealership facility that also includes repair facilities.

The Applicant is seeking to modify a site plan as approved pursuant to Resolution No. Z-6-69, and is bringing forward a new design which keeps with the general intent of the previous plan. The property continues comply with parking, open space, and pervious area requirements.

C. ZONING HEARING HISTORY:

On March 23, 2001, the Miami-Dade County Department of Planning and Zoning approved Resolution No. CZAB13-2-01, granting a non-use variance to allow a 4th sign, and modified the previous site plan approval.

On January 18, 2000, the Miami-Dade County Department of Planning and Zoning approved Resolution No. CZAB13-1-00, granting a non-use variance to reduce the required setback for a sign.

In 1999, the Metropolitan Dade County approved through substantial compliance an amended site plan.

On September 4, 1991, the Metropolitan Dade County Zoning Appeals Board approved Resolution No. 4-ZAB-229-91, granting the request to modify condition #3 from the Z-6-69 resolution to read as follows, "that the development be substantially in accordance with the plan entitled existing planting plan w/proposed burger king site, as prepared by Bruce Howard and associates, last revised 6-5-91 except that a decorative wall be erected 10 feet from the south property line and said 10 foot strip be landscaped including trees, grass and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10 foot intervals, set in 25 feet from the east property line up to the canal said 25 foot strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance." The request was granted.

On October 3, 1974, the Dade County Board of County Commissioners pursuant to Resolution No. 4-ZAB-78-74 granted the Applicant's variance request to allow outdoor sales of dry goods four times a year

On January 9, 1969, the Dade County Board of County Commissioners, pursuant to Resolution No. Z-6-69, granted the Applicant's request subject to the following condition, that the development be substantially in accordance with the plan submitted that a decorative wall be erected 10 feet from the south property line and said 10 foot strip be landscaped including trees, grass and a sprinkler system for proper maintenance, and including a combination wall and hedge, intermittently at 10 foot intervals, set in 25 feet from the east property line up to the canal said 25 foot strip to be landscaped including trees, grass, and a sprinkler system for proper maintenance." The request was granted.

On December 11, 1968, the Dade County Board of County Commissioners, pursuant to Resolution No. 4-ZAB-94-68, rezoned the property to BU with three conditions. First, that a plot use plan be submitted and meet the approval of the planning director. Second, that the development be substantially in accordance with the plan submitted that a decorative wall be erected 10 feet from the south property line and said 10 foot strip be landscaped including trees, grass and a sprinkler system for proper maintenance, and third that the use be established and maintained in accordance with the approved plan.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE DESIGNATION

Subject Property:

B-2; Business District

Business and Office

Surrounding Properties:

NORTH:

B-2; Business District

Business and Office

EAST:

R-1M; Apartment House

Low Density Residential (2.5-6 D.U.'s)

SOUTH:

R-3M; Minimum Apartment House

Low-Medium(5 to 13 D.U.'s)

B-2; Business District

Business and Office

WEST:

Special (MDC*)

Special (MDC*)

MDC = Miami-Dade County Code

D.U. = Dwelling Units

E. SITE AND BUILDINGS

Site Plan Review:	Acceptable
Scale/Utilization of Site:	Acceptable
Location of Building(s):	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Visibility/Visual Screening:	Acceptable
Circulations:	Acceptable

F. ANALYSIS

The following is a review of the request to modify the existing site plan, pursuant to the criteria at Section 30-30.5(j)(1) of the Village's Code of Ordinances. The Background Section, the Zoning History Section of this report, and the staff report are hereby incorporated into this analysis by reference.

Criteria a: In what respects the plan is or is not consistent with the Comprehensive Plan and the purpose and intent of the zoning district in which it is located.

Analysis: In reviewing the Village's Comprehensive Plan, the following Goals, Objectives, and Policies (GOP) below were identified as relating to the

modified site plan request. Each GOP is provided with a brief analysis. The finding of those analysis' is provided at the end of this criterion.

Policy 1.1.12: Encourage balanced future land use patterns along the US-1 commercial corridor that would ensure a natural buffer or transition area between the commercial uses and the single family residential areas, thus ensuring the concentration of future development in areas with adequate infrastructure and facilities.

Analysis: The proposal is to eliminate a landscape buffer which currently exists only between two commercial buildings where the drive lane is to be located. The remaining portion of the buffer shall remain, particularly as it pertains to the areas that continue to be adjacent to residential uses.

Finding: Consistent.

Criteria b: In what respects the plan is or is not in conformance with all applicable regulations of the zoning district in which it is located.

Analysis: The project is in compliance/consistent with the B-2 district development standards including all setbacks, height, buffers, parking and landscaping. However, the site must continue to adhere to the approved site plan.

Finding: Consistent.

Criteria c: In what respects the plan is or is not in conformance with the Village subdivision regulations and all other applicable Village requirements including the design and construction of streets, utility facilities and other essential services.

Analysis: The development does not impact the above systems provided the remainder of the development continues to remain in compliance with the 1999 site plan approval.

Finding: Consistent

Criteria d: In what respects the plan is or is not consistent with good design standards in respect to all external relationships including but not limited to:

- i. Relationship to adjoining properties.
- ii. Internal circulation, both vehicular and pedestrian.
- iii. Disposition of open space, use of screening, buffering and/or preservation of existing natural features, including trees.
- iv. Building arrangements between buildings in the proposed development and those adjoining the site.

Analysis: See Criteria "a" and "b",. The application is consistent with the permitted heights of the zoning district in which it is located. Additionally, the

Applicant shall be required to continue compliance with all other development approvals set forth in the 1999 site plan.

Finding: Consistent.

Criteria e: In what respects the plan is or is not in conformance with the Village policy in respect to sufficiency of ownership, guarantee for completion of all required improvements and the guarantee for continued maintenance.

Analysis: The applicant is proposing no other changes to the current site plan and only wishes to remove that portion of the landscape buffer requirement on the South property line to accommodate the proposed drive lane. This area is currently behind the building and adjacent to another commercial building to the south. The remaining landscape buffer is to remain intact.

Finding: Consistent.

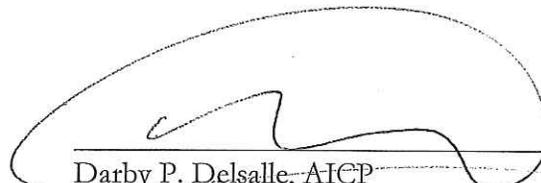
C. NEIGHBORHOOD SERVICES

Code Compliance	No Objection
DERM	Required
Public Services	Required

H. RECOMMENDATION

Staff recommends conditional approval of the site plan modification request pursuant to Section 30-30.5(j)1 of the Village's Code of Ordinances. Staff conditions approval upon the following:

1. All previous conditions, approvals, and resolutions shall remain in effect unless otherwise altered by the granting of this request and any conditions assigned therein. The Applicant shall comply with the requirements of all other applicable departments/agencies as part of the building permit submittal process.
2. The property is developed in substantial compliance with the plans entitled "Brandsmart USA Shopping Center" as prepared by Stiles Architectural Group Inc., consisting of 2 sheets, dated stamped received September 22, 2016.



Darby P. Delsalle, AICP
Director of Planning & Zoning

ZONING HISTORY

BRANDSMART USA OF SOUTH DADE COUNTY, INC.

VPB-16-011

RESOLUTION NO. CZAB13-2-01

WHEREAS, BRANDSMART USA OF SOUTH DADE, INC. applied for the following:

- (1) NON-USE VARIANCE OF ZONING REGULATIONS to permit a fifth 90 sq. ft. detached sign (4 previously approved).
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a third and fourth wall sign (2 signs per tenant permitted).
- (3) MODIFICATION of Condition #2 of Resolution CZAB13-1-00 passed and adopted by Community Zoning Appeals Board #13 on the 12th day of January, 2000, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA - Proposed South Miami Facility,' as prepared by VSN Engineering, Inc., consisting of 2 sheets. Except as herein modified to delete the 90 sq. ft. detached sign."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA,' as prepared by VSN Engineering, Inc., as further modified by the applicant and dated received 12/22/00."

The purpose of the request is to permit the applicant to submit plans showing the additional signage.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 3, EAST HILL, Plat book 46, Page 43 and Tract "A", TREASURY SUBDIVISION, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA,' as prepared by VSN Engineering, Inc., dated received 12/22/00, except as herein modified to delete the third and fourth wall signs."

BE IT FURTHER RESOLVED that the application as approved is subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Brandsmart USA,' as prepared by VSN Engineering, Inc., dated received 12/22/00, except as herein modified to delete the third and fourth wall sign."
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.
5. That the existing 243 sq. ft. sign located approximately 55 ft. south from the north property line and approximately 60 ft. from South Dixie Highway right-of-way line shall be permanently removed.

BE IT FURTHER RESOLVED that the non-use variance of zoning regulations (Item #2) be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 14th day of March, 2001.

Hearing No. 01-2-CZ13-1
rb

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 23RD DAY OF MARCH, 2001.



DIRECT DIAL: (305) 375-3075
DIRECT FAX: (305) 375-1239

DEPARTMENT OF PLANNING AND ZONING
111 NW FIRST STREET
SUITE 1110
MIAMI FLORIDA 33128-1974
(305) 375-2800
FAX (305) 375-2795

March 23, 2001

Brandsmart USA of South Dade, Inc.
c/o Jerry B. Proctor, Esq.
Bilzin Sumberg Dunn Baena Price & Axelrod
200 South Biscayne Boulevard #2500
Miami, FL 33131-2336

Re: Hearing No. 01-2-CZ13-1
Location: 16051 South Dixie Highway

Dear Applicant:

Enclosed herewith is Resolution No. CZAB13-2-01, adopted by the Miami-Dade County Community Zoning Appeals Board 13, which approved Item #1, approved Item #3 on a modified basis, and denied Item #2 on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Application for necessary permits and /or Certificate of Use and Occupancy permits should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

You are hereby advised that the decision of the Community Zoning Appeals Board may be appealed by an aggrieved party to Circuit Court within 30 days of the date of the transmittal of the resolution to the Clerk of the County Commission. You are further advised that in the event that an appropriate appeal is timely filed in the Circuit Court any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Copies of any court filings concerning this matter should be served upon both my office and:

Robert A. Ginsburg, County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in cursive script that reads 'Marcy Gordon'.

Marcy Gordon
Legal Counsel

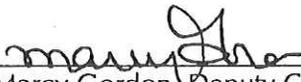
MG:rb
Enclosures

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-2-01 adopted by said Community Zoning Appeals Board at its meeting held on the 14th day of March, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of March, 2001.



Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County Department of Planning and Zoning

SEAL



RESOLUTION NO. CZAB13-1-00

WHEREAS, BRANDSMART USA OF SOUTH DADE, INC. applied for the following:

- (1) NON-USE VARIANCE OF SIGN REGULATIONS in a shopping center limiting the size and number of detached signs to two-200 sq. ft. signs or one-300 sq. ft. sign; to vary same to permit a total of 5 detached sign on the shopping center site (signs consisting of 77.6 sq. ft., 90 sq. ft., 120 sq. ft., 243 sq. ft. and 310 sq. ft.) (the 77.6 sq. ft. sign was previously approved by resolution).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit the aforementioned 310 sq. ft. sign to setback 62' (135.6' required) from the interior side (south) property line and for the aforementioned 90 sq. ft. sign to setback 25.81' (135.6' required) from the interior side (north) property line.

A plan is on file and may be examined in the Zoning Department entitled "Brandsmart USA - Proposed South Miami Facility," as prepared by VSN Engineering, Inc., consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", TREASURY SUBDIVISION, NO. 5023, Plat book 95, Page 25.

LOCATION: 16051 South Dixie Highway, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 13 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, at which time the applicant requested permission to withdraw those portions of the non-use variance of sign regulations and setback requirements (Items 1 & 2) that pertain to the 90 sq. ft. detached sign, and at which time the applicant requested a waiver of the refile period, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the portion of the requested non-use variance of sign regulations that pertain to the 77.6 sq. ft., 120 sq. ft., 243 sq. ft. and 310 sq. ft. detached signs (Item #1) and

that portion of the requested non-use variance of setback requirements that pertain to the 310 sq. ft. detached sign (Item #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and that the request to withdraw those portions of the non-use variance of sign regulations and setback requirements (Items 1 & 2) that pertain to the 90 sq. ft. detached sign should be approved, and that the requested waiver of the refile period should be approved, and

WHEREAS, a motion to permit the withdrawal of those portions of Items #1 & 2 that pertain to the 90 sq. ft. detached sign, waive the refile period and approve the balance of the application was offered by Paula Palm, seconded by Tom David, and upon a poll of the members present, the vote was as follows:

Tom David	aye	Paula Palm	aye
Robert Harrison III	absent	John Pettit	aye
Marsha Matson	aye	Linda Robinson	aye
	Susan M. Ludovici	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 13, that the portion of the requested non-use variance of sign regulations that pertain to the 77.6 sq. ft., 120 sq. ft., 243 sq. ft. and 310 sq. ft. detached signs (Item #1) and that portion of the requested non-use variance of setback requirements that pertain to the 310 sq. ft. detached sign (Item #2) be and the same are hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Brandsmart USA - Proposed South Miami Facility," as prepared by VSN Engineering, Inc., consisting of 2 sheets. Except as herein modified to delete the 90 sq. ft. detached sign.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

BE IT FURTHER RESOLVED, that the request to withdraw those portions of Items #1 & 2 that pertain to the 90 sq. ft. detached sign be and the same is hereby approved, and said Items are withdrawn without prejudice.

BE IT FURTHER RESOLVED, that the request to waive the refile period, be and the same is hereby approved.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 12th day of January, 2000.

Hearing No. 00-1-CZ13-2
SW

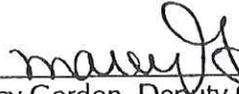
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 18th DAY OF JANUARY, 2000.

STATE OF FLORIDA

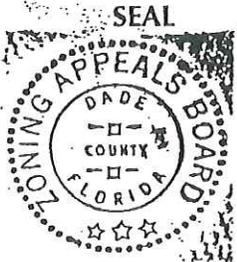
COUNTY OF MIAMI-DADE

I, Marcy Gordon, as Deputy Clerk and Legal Counsel for the Miami-Dade County Department of Planning and Zoning as designated by Guillermo E. Olmedillo, Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 13, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB13-1-00 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of January, 2000.

IN WITNESS WHEREOF I have hereunto set my hand on this 18th day of January, 2000.



Marcy Gordon, Deputy Clerk and Legal Counsel
Miami-Dade County Department of Planning and Zoning



BrandsMart USA PROPOSED SOUTH MIAM, FACILITY WAREHOUSE AND SHOWROOM DADE COUNTY, FLORIDA

OWNER:
BrandsMart USA

3200 SW 42ND STREET, N/WS 1701
HOLLYWOOD, FLORIDA 33312
(954) 797-4000

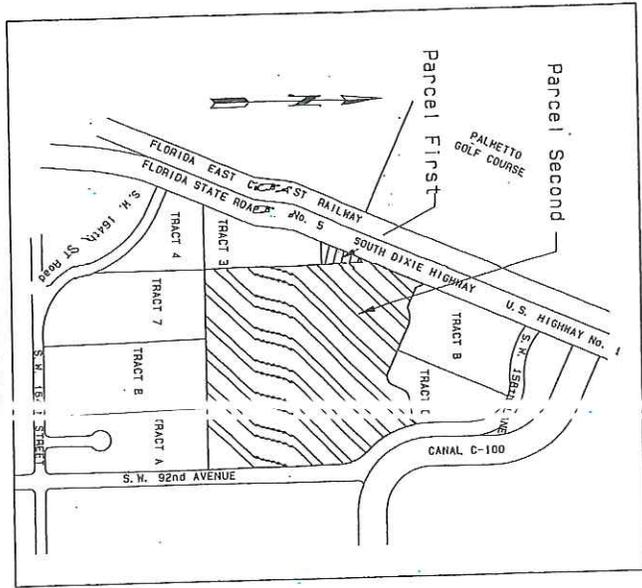
PROPOSED USE	AREA	PARKING REQUIRED	PARKING PROVIDED
1. BRANDESMART USA	101,745 S.F.		1,077
2. SERVICE WAREHOUSE	52,433 S.F.		1,077
3. WAREHOUSE	40,433 S.F.		1,077
4. AMOCO GAS STATION	4,218 S.F.		1,077
5. BIODETA KING	2,911 S.F.		1,077
TOTAL	202,485 S.F.	809	5,385

NUMBERING PARKING SPACES
BASED ON SINGLE PARKING SPACES

MAXIMUM HEIGHT	65 FEET
NUMBER OF STORIES	ONE
FLOOR AREA RATIO	202,485 SQ. FT. / 100
RETAIL (1.7800 S1)	100
TOTAL	202,485 SQ. FT. / 100
TOTAL SOURCE FOOTAGE OF MULTIBUILDING	202,485
NET LAND AREA	794,055
	0.255 FLOOR AREA RATIO
THREE	
NUMBER REQUIRED	401
NUMBER PROVIDED	402
WATER (NAME OF UTILITY), MAINTENANCE WATER & SEWER WITH OTHER WATER (NAME OF UTILITY), MAINTENANCE WATER & SEWER WITH OTHER WATER COLLECTION (METHOD)	

EXISTING VS PROPOSED CONDITIONS	APPROVED	PROPOSED
1. BRANDESMART USA	0 S.F.	101,745 S.F.
2. SERVICE WAREHOUSE	52,433 S.F.	52,433 S.F.
3. WAREHOUSE	40,433 S.F.	40,433 S.F.
4. AMOCO GAS STATION	4,218 S.F.	4,218 S.F.
5. BIODETA KING	2,911 S.F.	2,911 S.F.
6. AMOCO	298 S.F.	298 S.F.
TOTAL	100,443 S.F.	202,485 S.F.

NET INCREASE IN SOURCE FOOTAGE: 13,342 S.F. (7,244)



LEGAL DESCRIPTION:

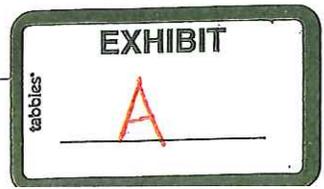
TRACT 1: PARCEL FIRST: TRACT 2 OF EAST 1/4 AC. OF THE PUBLIC RECORD # 485 RECORDED IN PLAT BOOK 48 AT PAGE 21, OF THE PUBLIC RECORD # 1 AND COUNTY, FLORIDA.
TRACT 2: PARCEL SECOND: TRACT 2 OF EAST 1/4 AC. OF THE PUBLIC RECORD # 485 RECORDED IN PLAT BOOK 48 AT PAGE 21, OF THE PUBLIC RECORD # 1 AND COUNTY, FLORIDA.
TRACT 3: PARCEL THIRD: TRACT 3 OF EAST 1/4 AC. OF THE PUBLIC RECORD # 485 RECORDED IN PLAT BOOK 48 AT PAGE 21, OF THE PUBLIC RECORD # 1 AND COUNTY, FLORIDA.
TRACT 4: PARCEL FOURTH: TRACT 4 OF EAST 1/4 AC. OF THE PUBLIC RECORD # 485 RECORDED IN PLAT BOOK 48 AT PAGE 21, OF THE PUBLIC RECORD # 1 AND COUNTY, FLORIDA.
TRACT 5: PARCEL FIFTH: TRACT 5 OF EAST 1/4 AC. OF THE PUBLIC RECORD # 485 RECORDED IN PLAT BOOK 48 AT PAGE 21, OF THE PUBLIC RECORD # 1 AND COUNTY, FLORIDA.
TRACT 6: PARCEL SIXTH: TRACT 6 OF EAST 1/4 AC. OF THE PUBLIC RECORD # 485 RECORDED IN PLAT BOOK 48 AT PAGE 21, OF THE PUBLIC RECORD # 1 AND COUNTY, FLORIDA.
TRACT 7: PARCEL SEVENTH: TRACT 7 OF EAST 1/4 AC. OF THE PUBLIC RECORD # 485 RECORDED IN PLAT BOOK 48 AT PAGE 21, OF THE PUBLIC RECORD # 1 AND COUNTY, FLORIDA.

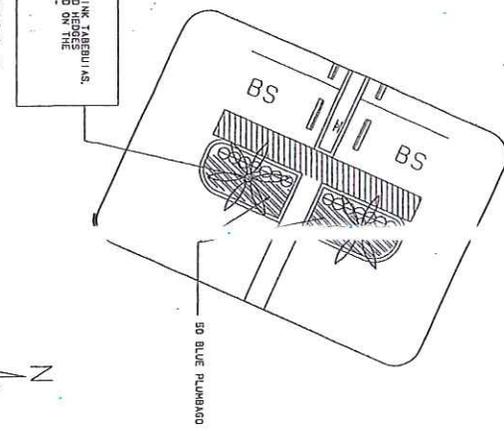
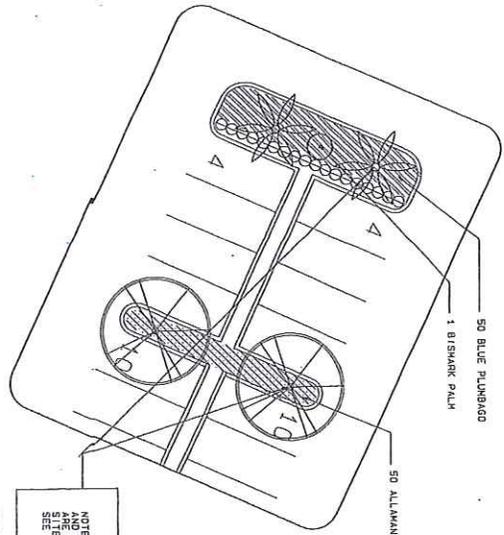
ENGINEERS:
V.S.N. ENGINEERING, INC.
CIVIL ENGINEERS
8550 N. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 521-4542
FAX (305) 521-4542

LIST OF DRAWINGS:
COVER SHEET AND LOCATION MAP
P1 LAYOUT PLAN
P2 LAYOUT PLAN
P3 LANDSCAPE DESIGN, WATER AND DETAILS

SITE CRITERIA LEGEND		RESOLUTION NUMBER: 44-28303-91	
GRASS LAND AREA	1/4 ACRES	10,270 ACRES	294,055 SQ. FT.
NET LAND AREA	10,270 ACRES		
LESS OTHER	1/4 ACRES		
NET LAND AREA	10,270 ACRES		
REQUIRED	99,258 SQ. FT.	13.4	
PROVIDED	202,485 SQ. FT.	13.5	
NET LAND AREA	794,055 SQ. FT.	100.0	
WATER ENCLOSURE	350,055 SQ. FT.	33.8	
UNDEVELOPED WATERS	694,798 SQ. FT.	63.7	
TOTAL		87.5	

THE REGULATORY AGENCY OF DADE COUNTY, FLORIDA
ST. JEROME'S CHURCH
DATE: APRIL 2, 1989
CDD TEL: 59802-10



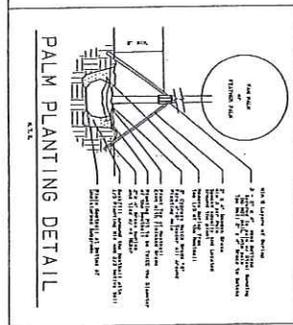
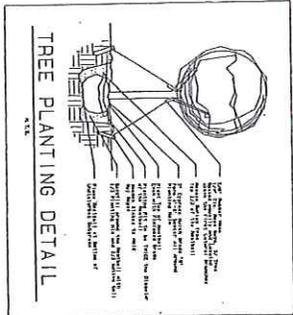


AS PER SITE LANDSCAPE PLAN - THE 50 BLUE PLUMBAGO AND 1 BISHARK PALM THERE ARE 18 ISLANDS & 50 ALLAMANDA TOTAL - 500 ALLAMANDA TOTAL.

NOTE: ROYAL PALMS, PINK TABERNAEMAS AND SILVER BUTTWOODS HERES ARE NOT TO BE PLANTED ON THE SITE LANDSCAPE PLAN - SEE SHEET L-1

TYPICAL PLANTINGS FOR PARKING ISLANDS

1" = 10'



Common Name	Botanical Name	Specifcation
1. COMMON NAME	BOTANICAL NAME	SPECIFICATION
2. COMMON NAME	BOTANICAL NAME	SPECIFICATION
3. COMMON NAME	BOTANICAL NAME	SPECIFICATION
4. COMMON NAME	BOTANICAL NAME	SPECIFICATION
5. COMMON NAME	BOTANICAL NAME	SPECIFICATION
6. COMMON NAME	BOTANICAL NAME	SPECIFICATION
7. COMMON NAME	BOTANICAL NAME	SPECIFICATION
8. COMMON NAME	BOTANICAL NAME	SPECIFICATION
9. COMMON NAME	BOTANICAL NAME	SPECIFICATION
10. COMMON NAME	BOTANICAL NAME	SPECIFICATION
11. COMMON NAME	BOTANICAL NAME	SPECIFICATION
12. COMMON NAME	BOTANICAL NAME	SPECIFICATION
13. COMMON NAME	BOTANICAL NAME	SPECIFICATION
14. COMMON NAME	BOTANICAL NAME	SPECIFICATION
15. COMMON NAME	BOTANICAL NAME	SPECIFICATION
16. COMMON NAME	BOTANICAL NAME	SPECIFICATION
17. COMMON NAME	BOTANICAL NAME	SPECIFICATION
18. COMMON NAME	BOTANICAL NAME	SPECIFICATION
19. COMMON NAME	BOTANICAL NAME	SPECIFICATION
20. COMMON NAME	BOTANICAL NAME	SPECIFICATION
21. COMMON NAME	BOTANICAL NAME	SPECIFICATION
22. COMMON NAME	BOTANICAL NAME	SPECIFICATION
23. COMMON NAME	BOTANICAL NAME	SPECIFICATION
24. COMMON NAME	BOTANICAL NAME	SPECIFICATION
25. COMMON NAME	BOTANICAL NAME	SPECIFICATION
26. COMMON NAME	BOTANICAL NAME	SPECIFICATION
27. COMMON NAME	BOTANICAL NAME	SPECIFICATION
28. COMMON NAME	BOTANICAL NAME	SPECIFICATION
29. COMMON NAME	BOTANICAL NAME	SPECIFICATION
30. COMMON NAME	BOTANICAL NAME	SPECIFICATION
31. COMMON NAME	BOTANICAL NAME	SPECIFICATION
32. COMMON NAME	BOTANICAL NAME	SPECIFICATION
33. COMMON NAME	BOTANICAL NAME	SPECIFICATION
34. COMMON NAME	BOTANICAL NAME	SPECIFICATION
35. COMMON NAME	BOTANICAL NAME	SPECIFICATION
36. COMMON NAME	BOTANICAL NAME	SPECIFICATION
37. COMMON NAME	BOTANICAL NAME	SPECIFICATION
38. COMMON NAME	BOTANICAL NAME	SPECIFICATION
39. COMMON NAME	BOTANICAL NAME	SPECIFICATION
40. COMMON NAME	BOTANICAL NAME	SPECIFICATION
41. COMMON NAME	BOTANICAL NAME	SPECIFICATION
42. COMMON NAME	BOTANICAL NAME	SPECIFICATION
43. COMMON NAME	BOTANICAL NAME	SPECIFICATION
44. COMMON NAME	BOTANICAL NAME	SPECIFICATION
45. COMMON NAME	BOTANICAL NAME	SPECIFICATION
46. COMMON NAME	BOTANICAL NAME	SPECIFICATION
47. COMMON NAME	BOTANICAL NAME	SPECIFICATION
48. COMMON NAME	BOTANICAL NAME	SPECIFICATION
49. COMMON NAME	BOTANICAL NAME	SPECIFICATION
50. COMMON NAME	BOTANICAL NAME	SPECIFICATION

LANDSCAPE LEGEND - CHAPTER 101 - 101.01 - 101.02 - 101.03 - 101.04 - 101.05 - 101.06 - 101.07 - 101.08 - 101.09 - 101.10 - 101.11 - 101.12 - 101.13 - 101.14 - 101.15 - 101.16 - 101.17 - 101.18 - 101.19 - 101.20 - 101.21 - 101.22 - 101.23 - 101.24 - 101.25 - 101.26 - 101.27 - 101.28 - 101.29 - 101.30 - 101.31 - 101.32 - 101.33 - 101.34 - 101.35 - 101.36 - 101.37 - 101.38 - 101.39 - 101.40 - 101.41 - 101.42 - 101.43 - 101.44 - 101.45 - 101.46 - 101.47 - 101.48 - 101.49 - 101.50 - 101.51 - 101.52 - 101.53 - 101.54 - 101.55 - 101.56 - 101.57 - 101.58 - 101.59 - 101.60 - 101.61 - 101.62 - 101.63 - 101.64 - 101.65 - 101.66 - 101.67 - 101.68 - 101.69 - 101.70 - 101.71 - 101.72 - 101.73 - 101.74 - 101.75 - 101.76 - 101.77 - 101.78 - 101.79 - 101.80 - 101.81 - 101.82 - 101.83 - 101.84 - 101.85 - 101.86 - 101.87 - 101.88 - 101.89 - 101.90 - 101.91 - 101.92 - 101.93 - 101.94 - 101.95 - 101.96 - 101.97 - 101.98 - 101.99 - 101.100

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

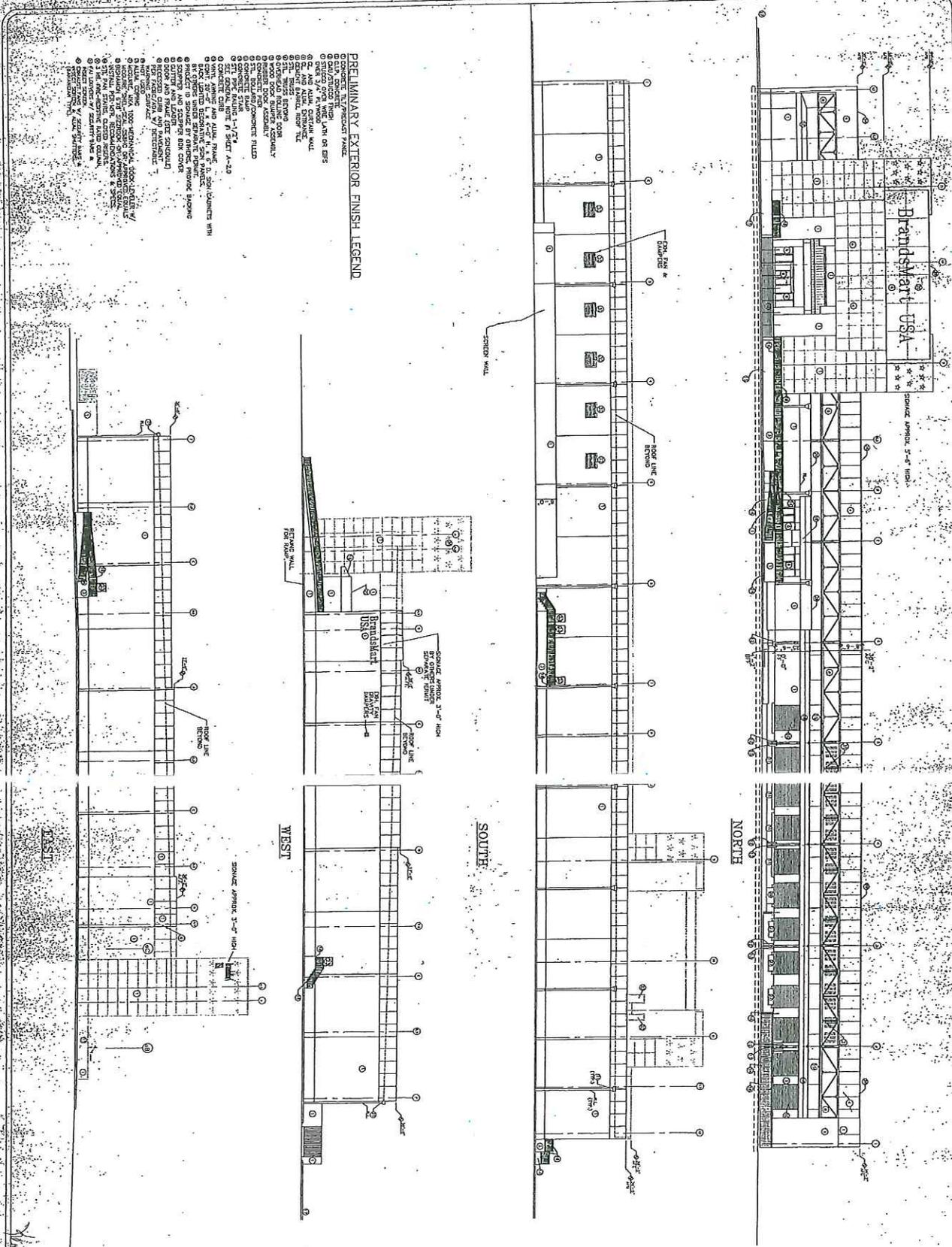
BRANDSMART USA
PROPOSED SOUTH MIAMI FACILITY
WAREHOUSE AND SHOWROOM
MIAMI, FLORIDA.

DESIGNED BY: J. S. SANCHEZ
DRAWN BY: M. SANCHEZ
CHECKED BY: R. VANDAS
PROJECT NO: 99003-01
DATE: FEB 2001
JOB NO: 99003-01
JOB NO: 99003-01
JOB NO: 99003-01

1-2

8550 N. FLAGLER ST., SUITE 112, MIAMI, FLORIDA 33144
TEL. 1 (305) 551-6267 FAX 1 (305) 551-4542

- PRELIMINARY EXTERIOR FINISH LEGEND**
- 1. 1/2" GYPSUM BOARD
 - 2. 1/2" GYPSUM BOARD
 - 3. 1/2" GYPSUM BOARD
 - 4. 1/2" GYPSUM BOARD
 - 5. 1/2" GYPSUM BOARD
 - 6. 1/2" GYPSUM BOARD
 - 7. 1/2" GYPSUM BOARD
 - 8. 1/2" GYPSUM BOARD
 - 9. 1/2" GYPSUM BOARD
 - 10. 1/2" GYPSUM BOARD
 - 11. 1/2" GYPSUM BOARD
 - 12. 1/2" GYPSUM BOARD
 - 13. 1/2" GYPSUM BOARD
 - 14. 1/2" GYPSUM BOARD
 - 15. 1/2" GYPSUM BOARD
 - 16. 1/2" GYPSUM BOARD
 - 17. 1/2" GYPSUM BOARD
 - 18. 1/2" GYPSUM BOARD
 - 19. 1/2" GYPSUM BOARD
 - 20. 1/2" GYPSUM BOARD
 - 21. 1/2" GYPSUM BOARD
 - 22. 1/2" GYPSUM BOARD
 - 23. 1/2" GYPSUM BOARD
 - 24. 1/2" GYPSUM BOARD
 - 25. 1/2" GYPSUM BOARD
 - 26. 1/2" GYPSUM BOARD
 - 27. 1/2" GYPSUM BOARD
 - 28. 1/2" GYPSUM BOARD
 - 29. 1/2" GYPSUM BOARD
 - 30. 1/2" GYPSUM BOARD
 - 31. 1/2" GYPSUM BOARD
 - 32. 1/2" GYPSUM BOARD
 - 33. 1/2" GYPSUM BOARD
 - 34. 1/2" GYPSUM BOARD
 - 35. 1/2" GYPSUM BOARD
 - 36. 1/2" GYPSUM BOARD
 - 37. 1/2" GYPSUM BOARD
 - 38. 1/2" GYPSUM BOARD
 - 39. 1/2" GYPSUM BOARD
 - 40. 1/2" GYPSUM BOARD
 - 41. 1/2" GYPSUM BOARD
 - 42. 1/2" GYPSUM BOARD
 - 43. 1/2" GYPSUM BOARD
 - 44. 1/2" GYPSUM BOARD
 - 45. 1/2" GYPSUM BOARD
 - 46. 1/2" GYPSUM BOARD
 - 47. 1/2" GYPSUM BOARD
 - 48. 1/2" GYPSUM BOARD
 - 49. 1/2" GYPSUM BOARD
 - 50. 1/2" GYPSUM BOARD
 - 51. 1/2" GYPSUM BOARD
 - 52. 1/2" GYPSUM BOARD
 - 53. 1/2" GYPSUM BOARD
 - 54. 1/2" GYPSUM BOARD
 - 55. 1/2" GYPSUM BOARD
 - 56. 1/2" GYPSUM BOARD
 - 57. 1/2" GYPSUM BOARD
 - 58. 1/2" GYPSUM BOARD
 - 59. 1/2" GYPSUM BOARD
 - 60. 1/2" GYPSUM BOARD
 - 61. 1/2" GYPSUM BOARD
 - 62. 1/2" GYPSUM BOARD
 - 63. 1/2" GYPSUM BOARD
 - 64. 1/2" GYPSUM BOARD
 - 65. 1/2" GYPSUM BOARD
 - 66. 1/2" GYPSUM BOARD
 - 67. 1/2" GYPSUM BOARD
 - 68. 1/2" GYPSUM BOARD
 - 69. 1/2" GYPSUM BOARD
 - 70. 1/2" GYPSUM BOARD
 - 71. 1/2" GYPSUM BOARD
 - 72. 1/2" GYPSUM BOARD
 - 73. 1/2" GYPSUM BOARD
 - 74. 1/2" GYPSUM BOARD
 - 75. 1/2" GYPSUM BOARD
 - 76. 1/2" GYPSUM BOARD
 - 77. 1/2" GYPSUM BOARD
 - 78. 1/2" GYPSUM BOARD
 - 79. 1/2" GYPSUM BOARD
 - 80. 1/2" GYPSUM BOARD
 - 81. 1/2" GYPSUM BOARD
 - 82. 1/2" GYPSUM BOARD
 - 83. 1/2" GYPSUM BOARD
 - 84. 1/2" GYPSUM BOARD
 - 85. 1/2" GYPSUM BOARD
 - 86. 1/2" GYPSUM BOARD
 - 87. 1/2" GYPSUM BOARD
 - 88. 1/2" GYPSUM BOARD
 - 89. 1/2" GYPSUM BOARD
 - 90. 1/2" GYPSUM BOARD
 - 91. 1/2" GYPSUM BOARD
 - 92. 1/2" GYPSUM BOARD
 - 93. 1/2" GYPSUM BOARD
 - 94. 1/2" GYPSUM BOARD
 - 95. 1/2" GYPSUM BOARD
 - 96. 1/2" GYPSUM BOARD
 - 97. 1/2" GYPSUM BOARD
 - 98. 1/2" GYPSUM BOARD
 - 99. 1/2" GYPSUM BOARD
 - 100. 1/2" GYPSUM BOARD



NOT FOR CONSTRUCTION

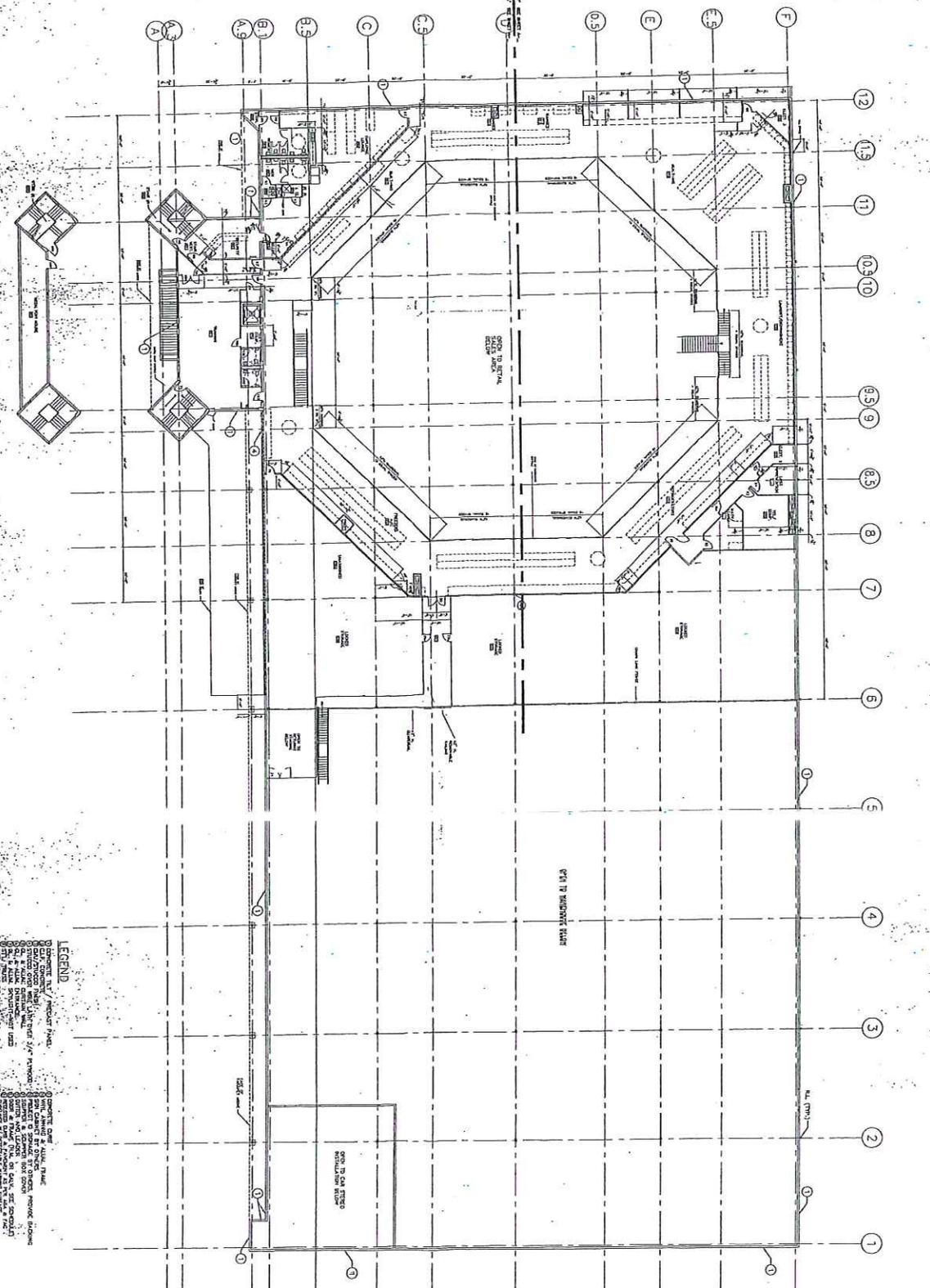
DATE	1/17/2014
BY	BRANDSMART USA
CHECKED BY	BRANDSMART USA
SCALE	AS SHOWN
SHEET	3 OF 3

BRANDSMART USA
 WAREHOUSE & SHOWROOM
 16061 SOUTH DIXIE HIGHWAY
 MIAMI, FLORIDA

BRANDSMART REALTY CORP.
 3200 SW 42ND STREET
 HOLLYWOOD, FLORIDA

Kenneth McGee P.A. Architect
 211 N. Ridgewood Ave, Suite 201
 Daytona Beach, Florida 32114
 PH: (904) 238-5990 FX:(904) 238 0066
 Florida Registration # AAC001927

DATE	
BY	
CHECKED BY	
SCALE	
SHEET	



LEGEND

1. 1/2" = 1'-0" (1/4" = 1'-0")
 2. 1/4" = 1'-0" (1/8" = 1'-0")
 3. 1/8" = 1'-0" (1/16" = 1'-0")
 4. 1/16" = 1'-0" (1/32" = 1'-0")
 5. 1/32" = 1'-0" (1/64" = 1'-0")
 6. 1/64" = 1'-0" (1/128" = 1'-0")
 7. 1/128" = 1'-0" (1/256" = 1'-0")
 8. 1/256" = 1'-0" (1/512" = 1'-0")
 9. 1/512" = 1'-0" (1/1024" = 1'-0")
 10. 1/1024" = 1'-0" (1/2048" = 1'-0")
 11. 1/2048" = 1'-0" (1/4096" = 1'-0")
 12. 1/4096" = 1'-0" (1/8192" = 1'-0")
 13. 1/8192" = 1'-0" (1/16384" = 1'-0")
 14. 1/16384" = 1'-0" (1/32768" = 1'-0")
 15. 1/32768" = 1'-0" (1/65536" = 1'-0")
 16. 1/65536" = 1'-0" (1/131072" = 1'-0")
 17. 1/131072" = 1'-0" (1/262144" = 1'-0")
 18. 1/262144" = 1'-0" (1/524288" = 1'-0")
 19. 1/524288" = 1'-0" (1/1048576" = 1'-0")
 20. 1/1048576" = 1'-0" (1/2097152" = 1'-0")
 21. 1/2097152" = 1'-0" (1/4194304" = 1'-0")
 22. 1/4194304" = 1'-0" (1/8388608" = 1'-0")
 23. 1/8388608" = 1'-0" (1/16777216" = 1'-0")
 24. 1/16777216" = 1'-0" (1/33554432" = 1'-0")
 25. 1/33554432" = 1'-0" (1/67108864" = 1'-0")
 26. 1/67108864" = 1'-0" (1/134217728" = 1'-0")
 27. 1/134217728" = 1'-0" (1/268435456" = 1'-0")
 28. 1/268435456" = 1'-0" (1/536870912" = 1'-0")
 29. 1/536870912" = 1'-0" (1/1073741824" = 1'-0")
 30. 1/1073741824" = 1'-0" (1/2147483648" = 1'-0")
 31. 1/2147483648" = 1'-0" (1/4294967296" = 1'-0")
 32. 1/4294967296" = 1'-0" (1/8589934592" = 1'-0")
 33. 1/8589934592" = 1'-0" (1/17179869184" = 1'-0")
 34. 1/17179869184" = 1'-0" (1/34359738368" = 1'-0")
 35. 1/34359738368" = 1'-0" (1/68719476736" = 1'-0")
 36. 1/68719476736" = 1'-0" (1/137438953472" = 1'-0")
 37. 1/137438953472" = 1'-0" (1/274877906944" = 1'-0")
 38. 1/274877906944" = 1'-0" (1/549755813888" = 1'-0")
 39. 1/549755813888" = 1'-0" (1/1099511627776" = 1'-0")
 40. 1/1099511627776" = 1'-0" (1/2199023255552" = 1'-0")
 41. 1/2199023255552" = 1'-0" (1/4398046511104" = 1'-0")
 42. 1/4398046511104" = 1'-0" (1/8796093022208" = 1'-0")
 43. 1/8796093022208" = 1'-0" (1/17592186044416" = 1'-0")
 44. 1/17592186044416" = 1'-0" (1/35184372088832" = 1'-0")
 45. 1/35184372088832" = 1'-0" (1/70368744177664" = 1'-0")
 46. 1/70368744177664" = 1'-0" (1/140737488355328" = 1'-0")
 47. 1/140737488355328" = 1'-0" (1/281474976710656" = 1'-0")
 48. 1/281474976710656" = 1'-0" (1/562949953421312" = 1'-0")
 49. 1/562949953421312" = 1'-0" (1/1125899906842624" = 1'-0")
 50. 1/1125899906842624" = 1'-0" (1/2251799813685248" = 1'-0")
 51. 1/2251799813685248" = 1'-0" (1/4503599627370496" = 1'-0")
 52. 1/4503599627370496" = 1'-0" (1/9007199254740992" = 1'-0")
 53. 1/9007199254740992" = 1'-0" (1/18014398509481984" = 1'-0")
 54. 1/18014398509481984" = 1'-0" (1/36028797018963968" = 1'-0")
 55. 1/36028797018963968" = 1'-0" (1/72057594037927936" = 1'-0")
 56. 1/72057594037927936" = 1'-0" (1/144115188075855872" = 1'-0")
 57. 1/144115188075855872" = 1'-0" (1/288230376151711744" = 1'-0")
 58. 1/288230376151711744" = 1'-0" (1/576460752303423488" = 1'-0")
 59. 1/576460752303423488" = 1'-0" (1/1152921504606846976" = 1'-0")
 60. 1/1152921504606846976" = 1'-0" (1/2305843009213693952" = 1'-0")
 61. 1/2305843009213693952" = 1'-0" (1/4611686018427387904" = 1'-0")
 62. 1/4611686018427387904" = 1'-0" (1/9223372036854775808" = 1'-0")
 63. 1/9223372036854775808" = 1'-0" (1/18446744073709551616" = 1'-0")
 64. 1/18446744073709551616" = 1'-0" (1/36893488147419103232" = 1'-0")
 65. 1/36893488147419103232" = 1'-0" (1/73786976294838206464" = 1'-0")
 66. 1/73786976294838206464" = 1'-0" (1/147573952589676412928" = 1'-0")
 67. 1/147573952589676412928" = 1'-0" (1/295147905179352825856" = 1'-0")
 68. 1/295147905179352825856" = 1'-0" (1/590295810358705651712" = 1'-0")
 69. 1/590295810358705651712" = 1'-0" (1/1180591620717411303424" = 1'-0")
 70. 1/1180591620717411303424" = 1'-0" (1/2361183241434822606848" = 1'-0")
 71. 1/2361183241434822606848" = 1'-0" (1/4722366482869645213696" = 1'-0")
 72. 1/4722366482869645213696" = 1'-0" (1/9444732965739290427392" = 1'-0")
 73. 1/9444732965739290427392" = 1'-0" (1/18889465931478580854784" = 1'-0")
 74. 1/18889465931478580854784" = 1'-0" (1/37778931862957161709568" = 1'-0")
 75. 1/37778931862957161709568" = 1'-0" (1/75557863725914323419136" = 1'-0")
 76. 1/75557863725914323419136" = 1'-0" (1/151115727451828646838272" = 1'-0")
 77. 1/151115727451828646838272" = 1'-0" (1/302231454903657293676544" = 1'-0")
 78. 1/302231454903657293676544" = 1'-0" (1/604462909807314587353088" = 1'-0")
 79. 1/604462909807314587353088" = 1'-0" (1/1208925819614629174706176" = 1'-0")
 80. 1/1208925819614629174706176" = 1'-0" (1/2417851639229258349412352" = 1'-0")
 81. 1/2417851639229258349412352" = 1'-0" (1/4835703278458516698824704" = 1'-0")
 82. 1/4835703278458516698824704" = 1'-0" (1/9671406556917033397649408" = 1'-0")
 83. 1/9671406556917033397649408" = 1'-0" (1/19342813113834066795298816" = 1'-0")
 84. 1/19342813113834066795298816" = 1'-0" (1/38685626227668133590597632" = 1'-0")
 85. 1/38685626227668133590597632" = 1'-0" (1/77371252455336267181195264" = 1'-0")
 86. 1/77371252455336267181195264" = 1'-0" (1/154742504910672534362390528" = 1'-0")
 87. 1/154742504910672534362390528" = 1'-0" (1/309485009821345068724781056" = 1'-0")
 88. 1/309485009821345068724781056" = 1'-0" (1/618970019642690137449562112" = 1'-0")
 89. 1/618970019642690137449562112" = 1'-0" (1/1237940039285380274899124224" = 1'-0")
 90. 1/1237940039285380274899124224" = 1'-0" (1/2475880078570760549798248448" = 1'-0")
 91. 1/2475880078570760549798248448" = 1'-0" (1/4951760157141521099596496896" = 1'-0")
 92. 1/4951760157141521099596496896" = 1'-0" (1/9903520314283042199192993792" = 1'-0")
 93. 1/9903520314283042199192993792" = 1'-0" (1/19807040628566084398385987584" = 1'-0")
 94. 1/19807040628566084398385987584" = 1'-0" (1/39614081257132168796771975168" = 1'-0")
 95. 1/39614081257132168796771975168" = 1'-0" (1/79228162514264337593543950336" = 1'-0")
 96. 1/79228162514264337593543950336" = 1'-0" (1/158456325028528675187087900672" = 1'-0")
 97. 1/158456325028528675187087900672" = 1'-0" (1/316912650057057350374175801344" = 1'-0")
 98. 1/316912650057057350374175801344" = 1'-0" (1/633825300114114700748351602688" = 1'-0")
 99. 1/633825300114114700748351602688" = 1'-0" (1/1267650600228229401496703205376" = 1'-0")
 100. 1/1267650600228229401496703205376" = 1'-0" (1/2535301200456458802993406410752" = 1'-0")
 101. 1/2535301200456458802993406410752" = 1'-0" (1/5070602400912917605986812821504" = 1'-0")
 102. 1/5070602400912917605986812821504" = 1'-0" (1/10141204801825835211973625643008" = 1'-0")
 103. 1/10141204801825835211973625643008" = 1'-0" (1/20282409603651670423947251286016" = 1'-0")
 104. 1/20282409603651670423947251286016" = 1'-0" (1/40564819207303340847894502572032" = 1'-0")
 105. 1/40564819207303340847894502572032" = 1'-0" (1/81129638414606681695789005144064" = 1'-0")
 106. 1/81129638414606681695789005144064" = 1'-0" (1/162259276829213363391578010288128" = 1'-0")
 107. 1/162259276829213363391578010288128" = 1'-0" (1/324518553658426726783156020576256" = 1'-0")
 108. 1/324518553658426726783156020576256" = 1'-0" (1/649037107316853453566312041152512" = 1'-0")
 109. 1/649037107316853453566312041152512" = 1'-0" (1/1298074214633706907132624082305024" = 1'-0")
 110. 1/1298074214633706907132624082305024" = 1'-0" (1/2596148429267413814265248164610048" = 1'-0")
 111. 1/2596148429267413814265248164610048" = 1'-0" (1/5192296858534827628530496329220096" = 1'-0")
 112. 1/5192296858534827628530496329220096" = 1'-0" (1/10384593717069655257060992658440192" = 1'-0")
 113. 1/10384593717069655257060992658440192" = 1'-0" (1/20769187434139310514121985316880384" = 1'-0")
 114. 1/20769187434139310514121985316880384" = 1'-0" (1/41538374868278621028243970633760768" = 1'-0")
 115. 1/41538374868278621028243970633760768" = 1'-0" (1/83076749736557242056487941267521536" = 1'-0")
 116. 1/83076749736557242056487941267521536" = 1'-0" (1/166153499473114484112975882535042672" = 1'-0")
 117. 1/166153499473114484112975882535042672" = 1'-0" (1/332306998946228968225951765070085344" = 1'-0")
 118. 1/332306998946228968225951765070085344" = 1'-0" (1/664613997892457936451903530140170688" = 1'-0")
 119. 1/664613997892457936451903530140170688" = 1'-0" (1/1329227995784915872903807060280341376" = 1'-0")
 120. 1/1329227995784915872903807060280341376" = 1'-0" (1/2658455991569831745807614120560682752" = 1'-0")
 121. 1/2658455991569831745807614120560682752" = 1'-0" (1/5316911983139663491615228241121365504" = 1'-0")
 122. 1/5316911983139663491615228241121365504" = 1'-0" (1/10633823966279326983230456482242731008" = 1'-0")
 123. 1/10633823966279326983230456482242731008" = 1'-0" (1/21267647932558653966460912964485462016" = 1'-0")
 124. 1/21267647932558653966460912964485462016" = 1'-0" (1/42535295865117307932921825928970924032" = 1'-0")
 125. 1/42535295865117307932921825928970924032" = 1'-0" (1/85070591730234615865843651857941848064" = 1'-0")
 126. 1/85070591730234615865843651857941848064" = 1'-0" (1/170141183460469231731687303715883696128" = 1'-0")
 127. 1/170141183460469231731687303715883696128" = 1'-0" (1/340282366920938463463374607431767392256" = 1'-0")
 128. 1/340282366920938463463374607431767392256" = 1'-0" (1/680564733841876926926749214863534784512" = 1'-0")
 129. 1/680564733841876926926749214863534784512" = 1'-0" (1/1361129467683753853853498429727069569024" = 1'-0")
 130. 1/1361129467683753853853498429727069569024" = 1'-0" (1/2722258935367507707706996859454139138048" = 1'-0")
 131. 1/2722258935367507707706996859454139138048" = 1'-0" (1/5444517870735015415413993718908278276096" = 1'-0")
 132. 1/5444517870735015415413993718908278276096" = 1'-0" (1/10889035741470030830827987437816556552192" = 1'-0")
 133. 1/10889035741470030830827987437816556552192" = 1'-0" (1/21778071482940061661655974875633113104384" = 1'-0")
 134. 1/21778071482940061661655974875633113104384" = 1'-0" (1/43556142965880123323311949751266226208768" = 1'-0")
 135. 1/43556142965880123323311949751266226208768" = 1'-0" (1/87112285931760246646623899502532452417536" = 1'-0")
 136. 1/87112285931760246646623899502532452417536" = 1'-0" (1/17422457186352049329324779900506484835072" = 1'-0")
 137. 1/17422457186352049329324779900506484835072" = 1'-0" (1/34844914372704098658649559801012969670144" = 1'-0")
 138. 1/34844914372704098658649559801012969670144" = 1'-0" (1/69689828745408197317299119602025939340288" = 1'-0")
 139. 1/69689828745408197317299119602025939340288" = 1'-0" (1/139379657490816394634598239204051876880576" = 1'-0")
 140. 1/139379657490816394634598239204051876880576" = 1'-0" (1/278759314981632789269196478408103753761152" = 1'-0")
 141. 1/278759314981632789269196478408103753761152" = 1'-0" (1/557518629963265578538392956816207507522304" = 1'-0")
 142. 1/557518629963265578538392956816207507522304" = 1'-0" (1/111503725992653115707678591363241501444608" = 1'-0")
 143. 1/111503725992653115707678591363241501444608" = 1'-0" (1/223007451985306231415357182726483002888816" = 1'-0")
 144. 1/223007451985306231415357182726483002888816" = 1'-0" (1/44601490397061246283071436545296605777632" = 1'-0")
 145. 1/44601490397061246283071436545296605777632" = 1'-0" (1/89202980794122492566142873090593211555264" = 1'-0")
 146. 1/89202980794122492566142873090593211555264" = 1'-0" (1/178405961588244985132285746181186423110528" = 1'-0")
 147. 1/178405961588244985132285746181186423110528" = 1'-0" (1/356811923176489970264571492362372842220768" = 1'-0")
 148. 1/356811923176489970264571492362372842220768" = 1'-0" (1/713623846352979940529142984724745684441536" = 1'-0")
 149. 1/713623846352979940529142984724745684441536" = 1'-0" (1/1427247692705959881058285969449491368883072" = 1'-0")
 150. 1/1427247692705959881058285969449491368883072" = 1'-0" (1/2854495385411919762116571938898982737766144" = 1'-0")
 151. 1/2854495385411919762116571938898982737766144" = 1'-0" (1/5708990770823839524233143877797965475532288" = 1'-0")
 152. 1/5708990770823839524233143877797965475532288" = 1'-0" (1/11417981541647679048466287755595930951064576" = 1'-0")
 153. 1/11417981541647679048466287755595930951064576" = 1'-0" (1/22835963083295358096932575511191861902129152" = 1'-0")
 154. 1/22835963083295358096932575511191861902129152" = 1'-0" (1/45671926166590716193865151022383723804258304" = 1'-0")
 155. 1/45671926166590716193865151022383723804258304" = 1'-0" (1/91343852333181432387730302044767447608516608" = 1'-0")
 156. 1/91343852333181432387730302044767447608516608" = 1'-0" (1/182687704666362864775460604089534915217033216" = 1'-0")
 157. 1/182687704666362864775460604089534915217033216" = 1'-0" (1/365375409332725729550921208179069830434066432" = 1'-0")
 158. 1/3653754093