





EIGHTH AVENUE COMMONS A WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009



Houston 3D Rendering

DEVELOPER:

EIGHTH AVENUE PARTNERS LLC
A SUBSIDIARY OF URBAN FARMERS INC.
816 NW 1ST AVE SUITE 104
HALLANDALE BEACH, FL 33009
CONTACT: JERRELL HARRIS
TEL: 404 664-0723
JHARRIS@URBANFARMERSINC.COM

DESIGN ARCHIECT:

KOBI KARP ARCHITECTURE INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
CONTACT: KOBI KARP
TEL: 305 573-1818 FAX: 305 575-3766
KOBIKARP@KOBIKARP.COM

ARCHIECT OF RECORD:

ARCHITECTURE FARM INC.
816 NW 1ST AVE SUITE 1014
HALLANDALE BEACH, FL 33009
CONTACT: BLAIR RIDGELY WILLIAMS
TEL: 954 478-1300 FAX:
B.WILLIAMS@ARCHITECTUREFARMINC.COM

PLANNER:

JWH LAND PLANNING INC.
1676 W BOSTON BLVD.
DETROIT, MI 48206
CONTACT: JERRELL HARRIS
TEL: 404 664-0723
JERRELLHARRIS@YAHOO.COM

LAND SURVEY:

BASLINE ENGINEERING & LAND SURVEYING INC.
1400 NORTHWEST 1ST COURT
BOCA RATON, FL 33432
CONTACT: LUIS J. ORTIZ
TEL: 561 417-0700 FAX: 561 417-0701
LORTIZ@BASLINE-ENG.COM

GEOTECHNICAL:

ESC FLORIDA, LLC
2000 AVENUE P SUITE 3
WEST PALM BEACH, FL 33404
CONTACT: RACHAEL ROSSMEISSL-STONE
TEL: 561 840-3667
ROSSMEISSL@ESCLIMITED.COM

CIVIL:

KESHA VARZ & ASSOCIATES
711 N DIXIE HIGHWAY SUITE 201
WEST PALM BEACH, FL 33401
CONTACT: MARK WILLIAMS P.E.
TEL: 561 689-8600
MARK@KESHA VARZ.COM

LANDSCAPE:

GENTILE GLAS, HOLLOWAY, O'MAHONEY &
ASSOCIATE, INC.
1907 COMMERCE LANE, SUITE 101
JUPITER, FL 33458
CONTACT: GEORGE G GENTILE
TEL: 561 575-9557 FAX: 561 575-5260
GEORGE@G2HO.COM

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PROJECT TEAM

LAND USE ATTORNEY:

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14 SOUTHEAST 4TH STREET SUITE 36
BOCA RATON, FL 33432
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ELE@DMBLAW.COM, HCALHOUN@DMBLAW.COM

MEPF:

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1106 NORTH G STREET SUITE B
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BELLIS@ELLISGRITTER.COM

SHADOW ANALYSIS:

HOUSTON 3D RENDERINGS
CONTACT: JAMES LEE
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HOUSTONRENDERING@GMAIL.COM

TRAFFIC ENGINEER:

KIMLEY-HORN & ASSOCIATES, INC.
1920 WEKIVA WAY SUITE 200
WEST PALM BEACH, FL 33411
CONTACT: ADAM B. KERR, P.E.
TEL: 561 840-0874
ADAM.KERR@KIMLEY-HORN.COM

RECORD ARCHITECT



CONSULTANT

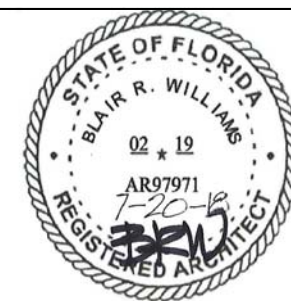
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A
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200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL



TITLE
TITLE SHEET

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		T-00

SITE DATA	
EXISTING ZONING DESIGNATION	RS-6 RESIDENTIAL SINGLE-FAMILY
PROPOSED ZONING DESIGNATION	RM-HD-2 RESIDENTIAL MULTI-FAMILY
OCCUPANCY	HIGH DENSITY MIULTI-FAMILY
GROSS LOT AREA TOTAL	199,457 SF /4.57 ACRES +/-
NET LOT AREA TOTAL	189,543 SF /4.35 ARCES +/-

LANDSCAPE AREA	
REQUIRED	30% OF 189,543 SF = 56,863 SF
PROVIDED (GROUND)	20,230 S.F.
PROVIDED (ROOF)	12,741 S.F. 25,485 S.F. X .5 = 12,741 SF
TOTAL PROVIDED	32,971 S.F.
LANDSCAPE PROVIDED	17%

LANDSCAPE BUFFER DATA	REQUIRED	PROVIDED
PRINCIPAL FRONT (NW 8th AVE)	10'-0"	6'-6"
REAR (EAST)	5'-0"	5'-0"
SIDE (NW 3rd STREET)	10'-0"	10'-0"
SIDE (NW 2nd STREET)	10'-0"	0'-0"

DENSITY	
ALLOWED	50 X 4.35 = 217 UNITS
PROVIDED	200 UNITS

BUILDING SETBACKS	REQUIRED	PROVIDED
PRINCIPAL FRONT (NW 8th AVE)	30'-0"	16'-1"
REAR (EAST)	25'-0"	70'-5"
SIDE (NW 3rd STREET)	30'-0"	87'-10"
SIDE (NW 2nd STREET)	30'-0"	61'-1"

BUILDING HEIGHT	
ALLOWED:	20 STORIES
PROPOSED:	75'-0" FEET (6 STORIES)

PARKING

UNIT TYPES	# OF UNITS	PARKING RATIO	NO. PARKING STALLS
ONE BEDROOM	64	1.75	112
TWO BEDROOM	116	2	232
THREE BEDROOM	20	2.5	50
GUEST PARKING		10%	39
		TOTAL PARKING REQ'D	433
		TOTAL PARKING PROV'D	402
		PARKNG DEFICIENCY	31

4 MOTORCYCLE STALLS PROVIDED

	REQ'D PROV'D	
ADA STALLS REQ'D (.02 x 433)	9	9

GROSS AREA CALCULATION				BUILDING A/C (W/ CORRIDORS)
		CLUB HOUSE	BUILDING	
GROUND	(4 UNITS)	1,030 SF	4,016 SF	5,163 SF(W/CLUB)
LEVEL 2	(36 UNITS)	N/A	54,787 SF	48,800 SF
LEVEL 3	(40 UNITS)	N/A	60,291 SF	50,969 SF
LEVEL 4	(40 UNITS)	N/A	60,291 SF	50,969 SF
LEVEL 5	(40 UNITS)	N/A	60,291 SF	50,969 SF
LEVEL 6	(40 UNITS)	N/A	60,291 SF	50,969 SF
ROOF TOP		N/A	3,276 SF	N/A
SUBTOTAL S.F.		1,030 SF	303,243 SF	
TOTAL S.F.			304,273 GROSS S.F.	257,839 A/C S.F.



NORTH
LOCATION MAP
N.T.S.

A/C SUPPORT AREA CALCULATION	
OFFICE	730 SF
MAILROOMS	738 SF
FITNESS CENTER	1,146 SF
BUSINESS CENTER	813 SF
TOTAL	3,428 A/C S.F.

A/C UNITS AREA CALCULATION		
		A/C UNITS
GROUND	(4 UNITS)	3,660 SF
LEVEL 2	(36 UNITS)	37,897 SF
LEVEL 3	(40 UNITS)	42,278 SF
LEVEL 4	(40 UNITS)	42,278 SF
LEVEL 5	(40 UNITS)	42,278 SF
LEVEL 6	(40 UNITS)	42,278 SF
	200 UNITS	210,669 A/C S.F.

NOTE:
UNIT SQUARE FOOTAGE
DOES NOT INCLUDE
BALCONIES OR DECKS

ONE ELECTRIC VEHICLE CHARGING STATION PROVIDED
ONE BIKE STORAGE REQ'D PER 20 STALLS
EQUALS 21 BIKE STORAGE REQ'D
5-BIKE RACKS PROV'D WITH 5 BIKE STORAGE
PER BIKE RACK EQUALS 25 STORAGE

Modification of City Regulations			
No.	Code Standard	Required	Provided
1.	Land Use Plan Amendments and Rezoning (Section 32-963) (Section 32-147(a)(b))	RM-6	RM-HD 2
2.	Unit Size- 1 Bedroom (Section 32-147(c) (7))	1,000 sq. ft.	900 sq. ft.
3.	Unit Size- 2 Bedroom (Section 32-147(c) (7))	1,100 sq. ft.	990 sq. ft.
4.	Unit Size- 3 Bedroom (Section 32-147(c) (7))	1,200 sq. ft.	1080 sq. ft.
5.	Landscape Area (Section 32-384(a)(6))	30%	17%
6.	Landscape Buffer (South Property Line) (Sec. 32-385(d)(7)(a))	10 ft.	0 ft.
7.	Landscape Buffer (West Property Line) (Sec. 32-385(d)(7)(a))	10 ft.	6 ft. -6 in.
8.	Landscape Island Curb (LIC) (Section 32-384 (f)(1)(2))	7 ft. min. width	9 of the total LIC are less than 7ft. wide; see details on sheets SP-01 & SP-02
9.	Parking Required (Sec. 32-455(b)(3)(a)&(c)(1))	433	402
10	Bldg. Setback-Northwest (Section 32-157(c)(5))	30 ft.	16 ft. -1 in.
11.	Bldg. Setback-Southwest (Section 32-157(c)(5))	30 ft.	16 ft. -5 in.

RECORD ARCHITECT

ARCHITECTURE

est.1980

COMPANY TRADEMARK

FARM INC.

816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
954 505-3873
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CONSULTANT

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PROJECT DATA

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	8.27.18	PD-01
CKD BY		SCALE		



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HoustonRendrings@gmail.com

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SHADOW ANALYSIS

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	6/12/18	AS-01
CKD BY		SCALE		

NW 8th AVENUE

NW 2nd STREET

PHOTOMETRIC SITE PLAN

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumen	LLP
	14	SA	SINGLE	Lithonia Lighting	DSX1 LED PS 40K TFFR HVOLT MH: 20' POLE MOUNT A.F.G.	12574	0.903
	2	SB	SINGLE	Lithonia Lighting	DSX1 LED PS 40K TSW HVOLT MH: 20' POLE MOUNT A.F.G.	25911	0.903
	29	SC	SINGLE	Kenall Manufacturing	SPG15-7W-MW-SS-SU-TP-45L-40K3-DDC-DV MH: 15-8" SURFACE MOUNT A.F.P	6110	0.855

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/ft2	Max/ft2
SITE	Illuminance	Fc	1.74	4.4	0.5	3.48	8.90



Kenall Manufacturing



Lithonia Lighting

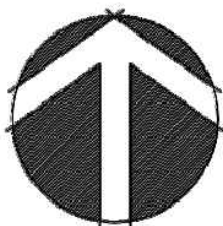


ENGINEERING FOR TODAY'S BUILT ENVIRONMENT

11008 NORTH G STREET
LAKE WORTH, FL 33466
(561) 370-5505 phone
www.ellisgritter.com
OPN: 18003

BEN ELLIS, PE
LICENSED ENGINEER, 07788
STATE OF FLORIDA
CERT. OF AUSTL 050408

DATE



RECORD ARCHITECT



816 NW 1ST AVENUE
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EIGHTH AVENUE COMMONS A WORKFORCE HOUSING PROJECT 200 NW 8TH AVENUE HALLANDALE BEACH, FL 33009

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DATE ISSUANCE

CERTIFICATION SEAL

TITLE
SITE
PHOTOMETRICS

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	8-27-18		ES-01
CKD BY	SCALE	1/32'		

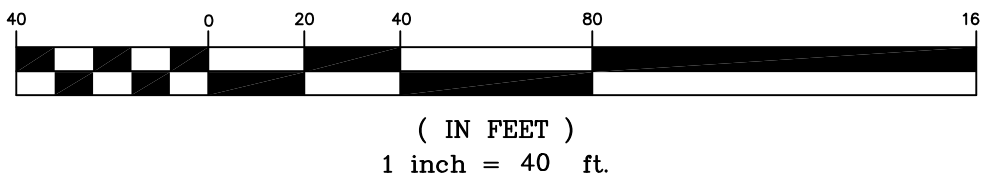
LEGEND

BM = BENCHMARK
CL = CENTERLINE
CONC. = CONCRETE
Δ = DELTA
F.I.R. = FOUND IRON ROD
F.N&D. = FOUND NAIL & DISC
F.N&T = Found Nail & Tab
L.B. = LICENSED SURVEY BUSINESS
L = ARC DISTANCE
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O/L = ON LINE
O/S = OFFSET
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.C. = POINT OF CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOLS

- CATCH BASIN
WATER VALVE
LIGHT POLE
EXISTING ELEVATION
EXISTING ELEVATION
CBS. WALL
MANHOLE
PALM
PINE
TREE
IRRIGATION BOX
SIGN
STOP SIGN
WATER METER
WOOD POLE

GRAPHIC SCALE



CERTIFIED TO:

1. EIGHTH AVENUE PARTNERS, LLC
2. NEW WAVE LOANS RESIDENTIAL, LLC
3. LEGAL ELITE TITLE, INC.
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:

THE WEST 1/2 OF OUTLOT 9, IN THE NORTHEAST 1/4 SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE "MAP OF THE TOWN OF HALLANDALE, DADE COUNTY, FLORIDA", AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS EAST 236.49 FEET THEREOF, CONVEYED TO THE CITY OF HALLANDALE BEACH, A MUNICIPAL CORPORATION, BY QUIT-CLAIM DEED FILED FOR RECORD ON JULY 30, 2004, IN OFFICIAL RECORDS BOOK 37933, PAGE 1550. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE IN THE CITY OF HALLANDALE, BROWARD COUNTY, FLORIDA.

BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NUMBER 1135
ELEVATION: 10.77'(NGVD'29)
9.18'(NAVD'88)
(CONVERTED USING VERTCON SOFTWARE)

SURVEY NOTES:
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BASELINE ENGINEERING & LAND SURVEYING INC. FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET) & COMMERCIAL SURVEYS (1 FOOT IN 10,000 FEET). ALL ELEVATIONS ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.



SHEET 1 OF 1

TITLE: MAP OF BOUNDARY SURVEY
COMMUNITY PANEL# 120 110 0731 H
DATE OF FIRM: 08/18/2014
PROPERTY ADDRESS: NW 8 AVENUE, HALLANDALE BEACH, FLORIDA

SCALE: 1" = 40'
DRAWN BY: L.J.O.
CHECKED BY: J.E.K.

NOTES/REVISIONS
UPDATE: 07/13/18
UPDATE: 05/30/18
UPDATE: 04/27/17
UPDATE: 03/03/17
UPDATE: 12/27/16
ADD LENDER CERT: 11/3/16
PARTY CHIEF: LUIS
SURVEY DATE: 8/24/16

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
Date: 05/30/2018
JOHN E. KUJAR, PSM, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BASELINE LAND SURVEY LLC
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700 LB-8229
JOB NO.: 16-08-035

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RECORD ARCHITECT

ARCHITECTURE
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COMPANY TRADEMARK
FARM INC.
816 NW 1ST AVENUE
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CONSULTANT

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING
LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

AGENCY APPROVAL

ISSUANCE

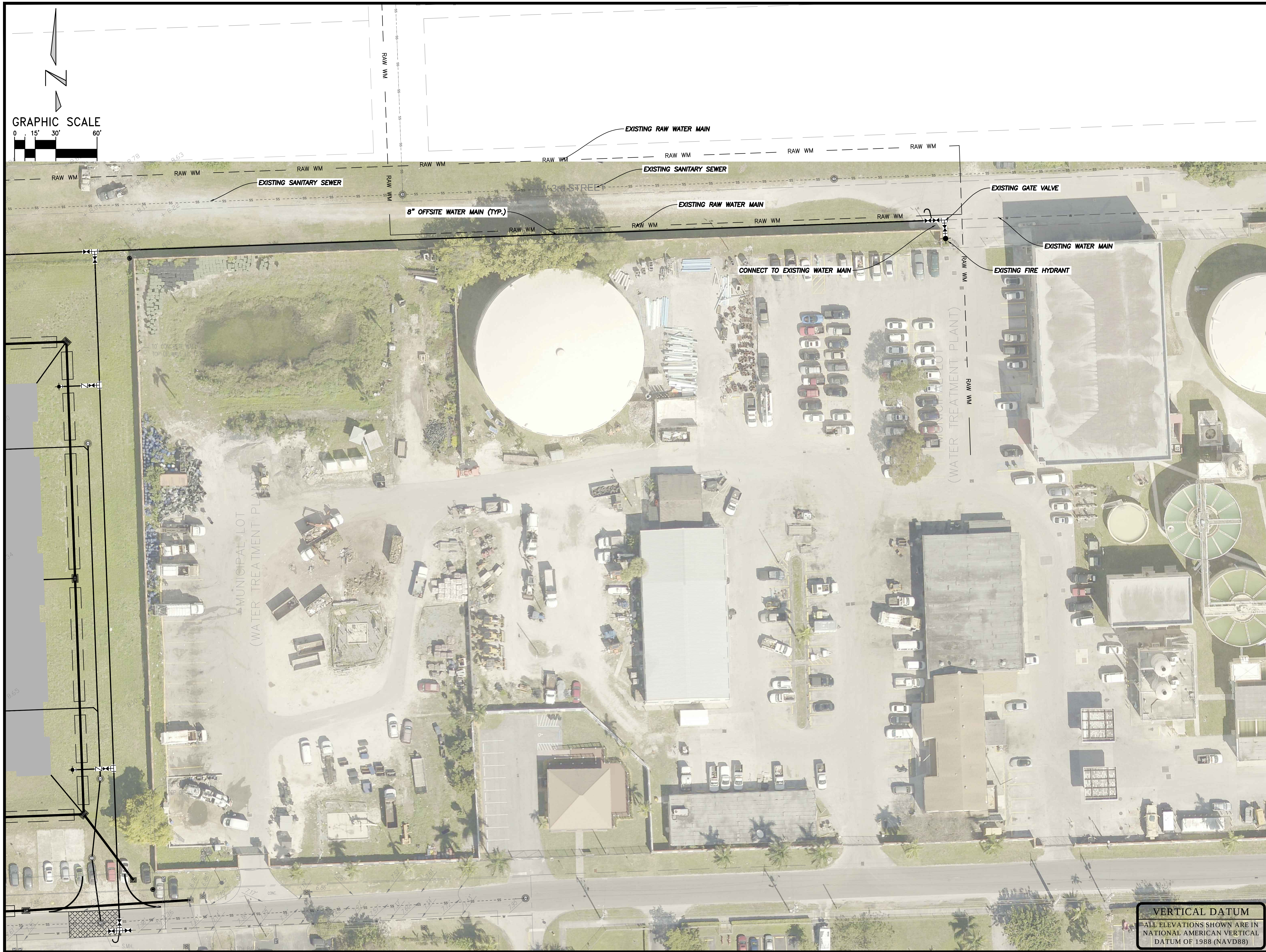
DATE	ISSUANCE

CERTIFICATION SEAL

TITLE

LAND SURVEY

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	7.13.18	LS-03
CKD BY		SCALE		



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ARCHITECTURE

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CONSULTANT

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 498-3800
Certificate of Authorization No. 6097

EIGHTH AVENUE COMMONS
APARTMENT HOMES
200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

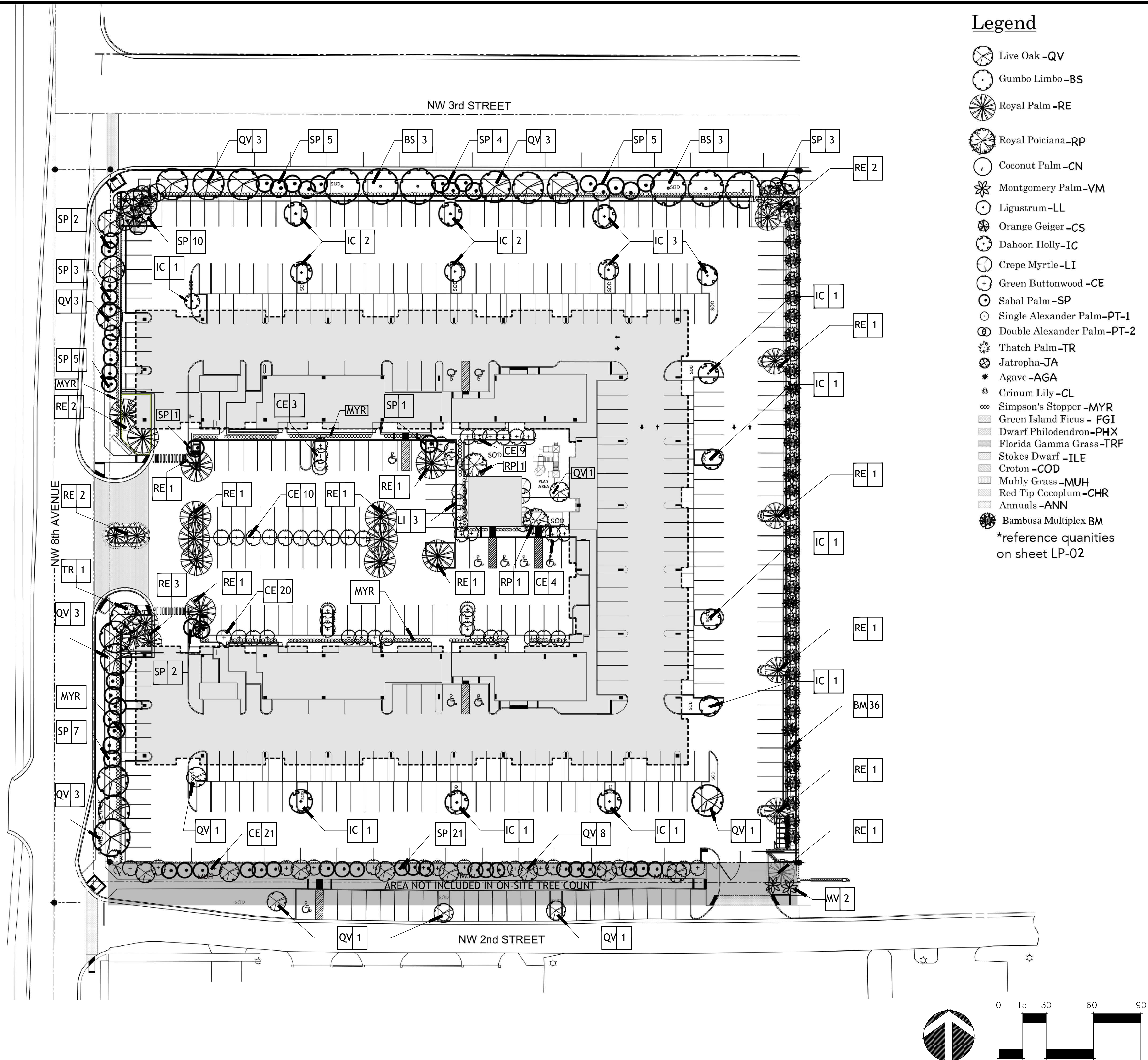
ISSUANCE	
DATE	ISSUANCE

CERTIFICATION SEAL

TITLE

CONCEPTUAL SITE
CIVIL ENGINEERING

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	AG	DATE	05/30/18	C-0.2
CKD BY	MW	SCALE	1"=30'	



Legend

- Live Oak -QV
 - Gumbo Limbo -BS
 - Royal Palm -RE
 - Royal Poiciana -RP
 - Coconut Palm -CN
 - Montgomery Palm -VM
 - Ligustrum -LL
 - Orange Geiger -CS
 - Dahoon Holly -IC
 - Crepe Myrtle -LI
 - Green Buttonwood -CE
 - Sabal Palm -SP
 - Single Alexander Palm -PT-1
 - Double Alexander Palm -PT-2
 - Thatch Palm -TR
 - Jatropha -JA
 - Agave -AGA
 - Crinum Lily -CL
 - Simpson's Stopper -MYR
 - Green Island Ficus - FGI
 - Dwarf Philodendron -PHX
 - Florida Gamma Grass -TRF
 - Stokes Dwarf -ILE
 - Croton -COD
 - Muhly Grass -MUH
 - Red Tip Cocoplum -CHR
 - Annuals -ANN
 - Bambusa Multiplex BM
- *reference quantities on sheet LP-02

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FARM INC.

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CONSULTANT

LANDSCAPE

Gentile Glas
Holloway
O'Mahoney
Associates, Inc.
Landscape Architects
Planners
Environmental Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-3360 FAX
www.2040.com

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**LANDSCAPE
PLANTING PLAN**

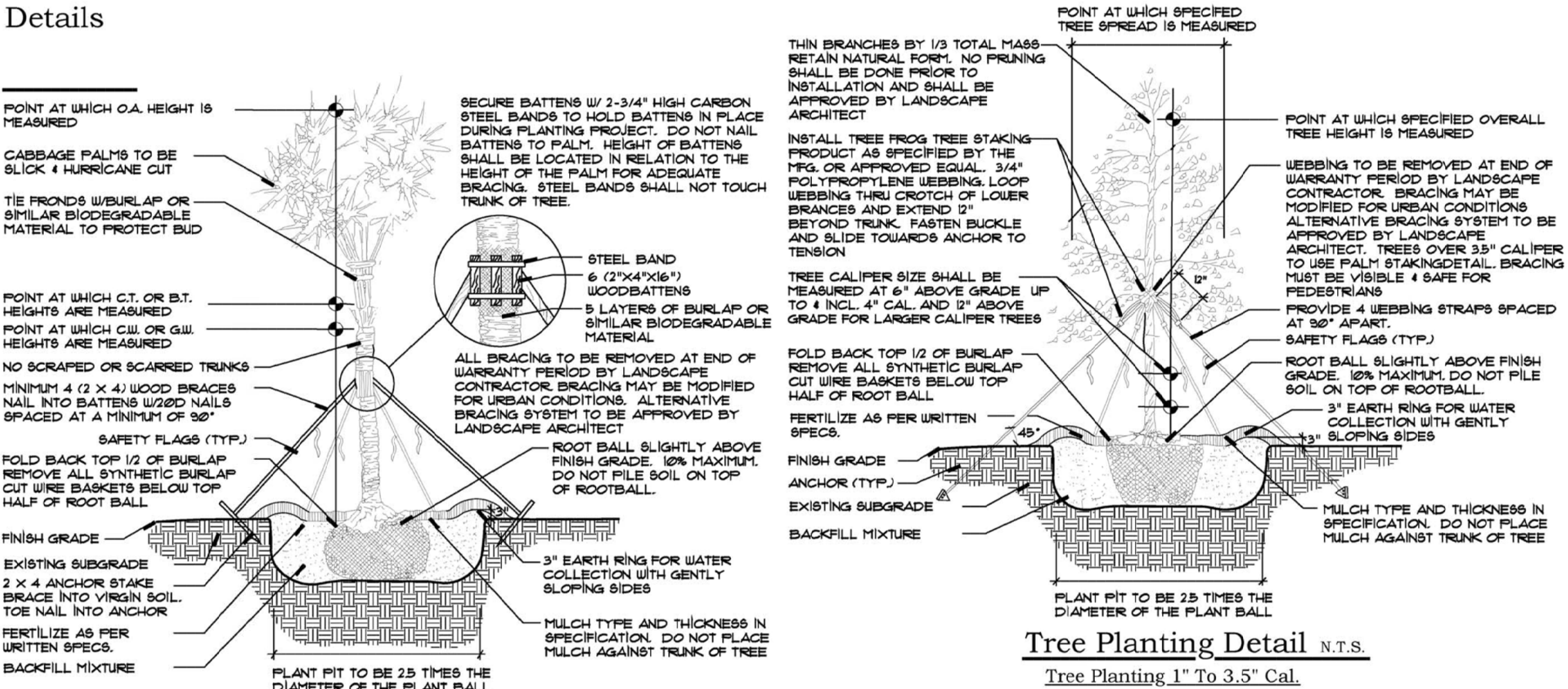
PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	8.27.18	LP-01
CKD BY		SCALE	1"=30'	

Accredited Tree List											
TREES & PALMS											
	KEY	Accredited	QTY.	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	CALIPER	SPACING	REMARKS
*	V	BS	Yes	14	BURSERA SIMARUBA	GUMBO LIMBO	16'	8'	2.5"	A.S.	5' C.T. MIN. FULL SPECIMEN, CHARACTER
*	V	CE	Yes	120	CONOCARPUS ERECTUS	GREEN BUTTTONWOOD	8'	5'	MULTI	A.S.	FULL & THICK
-	V	CN	Yes		10	COCOS NUCIFERA 'MAYPAN'	COCONUT PALM	20-15'	C.T.	-	A.S.
*	V	CS	Yes	21	CORDIA SEBESTENA	ORANGE GEIGER TREE	10'	4'	2"	A.S.	FULL & THICK
*	V	IC	Yes	22	ILEX CASSINE	DAHOON HOLLY	12'	3-4'	2.5"	A.S.	FULL & THICK
*	V	QV	Yes	25	QUERCUS VIRGINIANA	LIVE OAK	12'	6'	2.5"	A.S.	8' C.T. MIN. FULL SPECIMEN
*	L	RE	Yes	19	ROYSTONEA ELATA	ROYAL PALM	10-18' G.W.	-	24" MIN.	A.S.	HEAVY DARK GREEN HEAD, MATCHED SPECIMEN
*	V	SP	Yes	18	SABAL PALMETTO (3 to 1 = Actual Count 54)	SABAL PALM	12'-28' C.T.	C.T.	-	A.S.	1/3 CURVED, 1/3-CURVED, 1/3 STRAIGHT, MIXED HEIGHTS, HURRICANE CUT SLICK TRUNKS
TOTAL ACCREDITED TREES*				129	*Number of trees within new property boundaries exclusives of trees in city roadway dedications.						

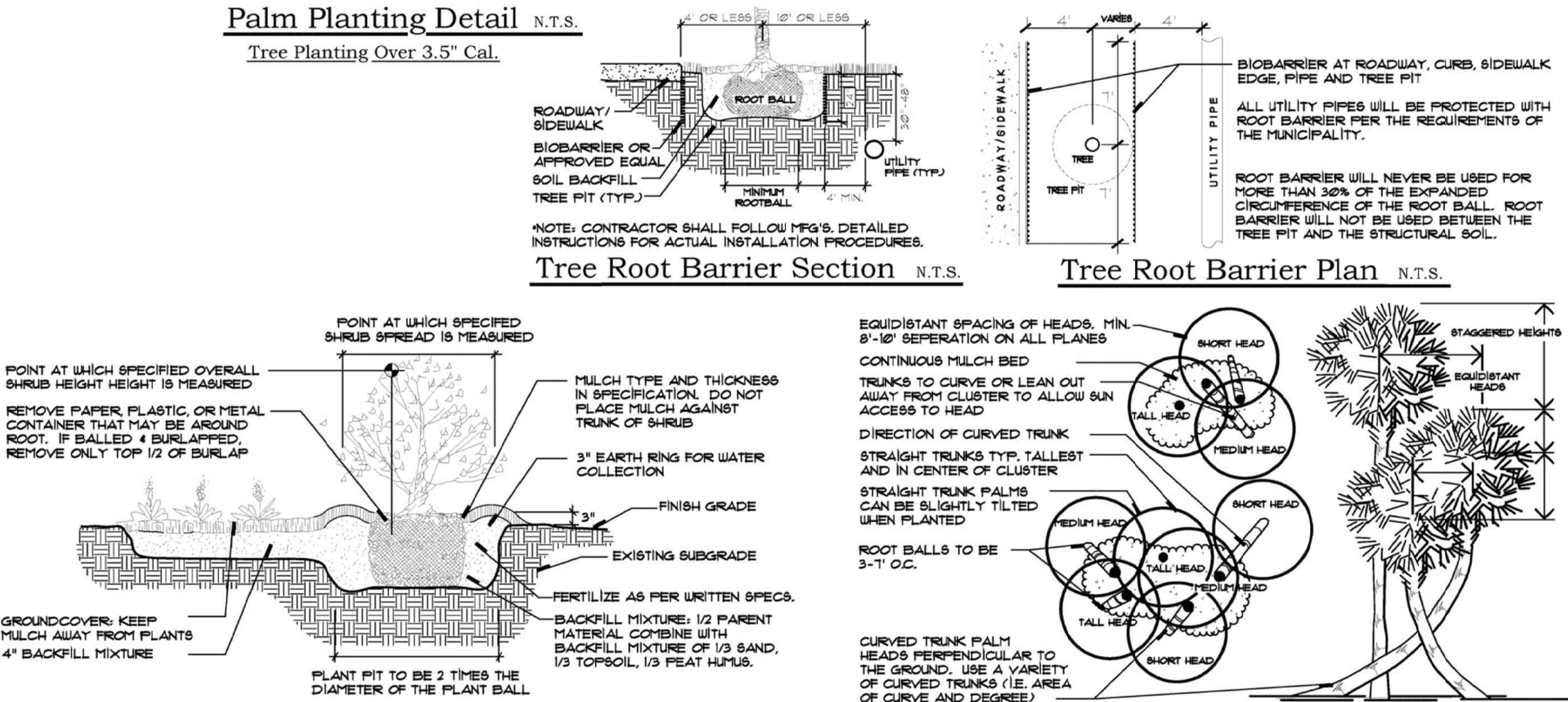
SHRUBS & GROUNDCOVERS											
	KEY		QTY.		BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	GAL	SPACING	REMARKS
-	V	AGA	2		AGAVE ATTENUATA	SPINELESS AGAVE	36"	36"	-	A.S.	FULL SPECIMEN
-	M	ANN	360		ANNUALS SPP.	ANNUALS IN SEASON	4-6"	POTS	-	12"	COORDINATE W/OWNER
*	V	CHR	163		CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	24"	12"	#3	36"	FULL & THICK TO BASE
-	V	COD	8		CODIAEUM VARIEFATUM 'ELEANOR ROOSEVELT'	GREEN / YELLOW CROTON	30"	30"	#7	A.S.	FULL & THICK TO BASE
-	M	COR	17		CORDYLINE FRUITCOSA 'AUNTIE LOU'	AUNTIE LOU TI PLANT	36"	O.A.	#7	A.S.	FULL & THICK TO BASE
-	M	CRI	6		CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINIM	4"	O.A.	#15	A.S.	FULL & THICK, SINGLE TRUNK, NO PUPS
-	V	FGI	969		FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12"	12"	#3	24"	FULL & THICK TO BASE
*	V	ILE	622		ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF	12"	12"	#3	24"	FULL & THICK TO BASE
*	V	MUH	507		MUHLBERGIA CAPILLARIS	MUHLY GRASS	24"	18"	#3	30"	FULL CLUMP
*	V	MYR	939		MYCIANTHES FRAGRANS	SIMPSON'S STOPPER	18"	16"	#7	A.S.	FULL TO BASE
-	M	PHX	210		PHILODENDRON 'XANADU'	DWARF PHILODENDRON	18"	18"	#3	30"	FULL TO BASE
*	V	TRF	177		TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	18"	18"	#3	30"	FULL CLUMP

* INDICATES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT
M INDICATES MODERATE DROUGHT TOLERANCE

Details

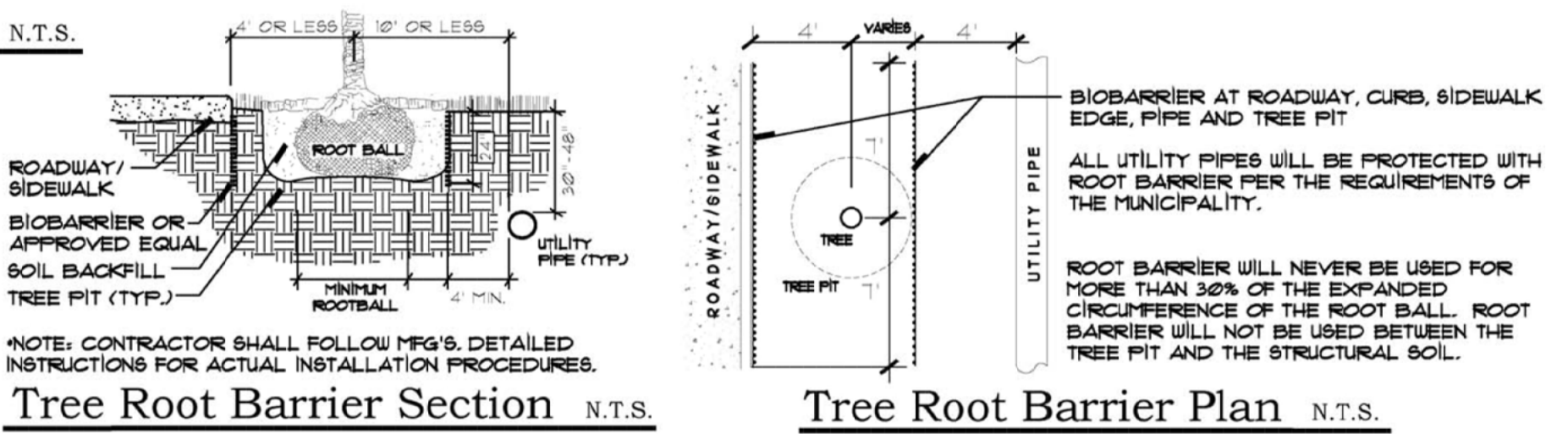


Palm Planting Detail N.T.S.
Tree Planting Over 3.5" Cal.

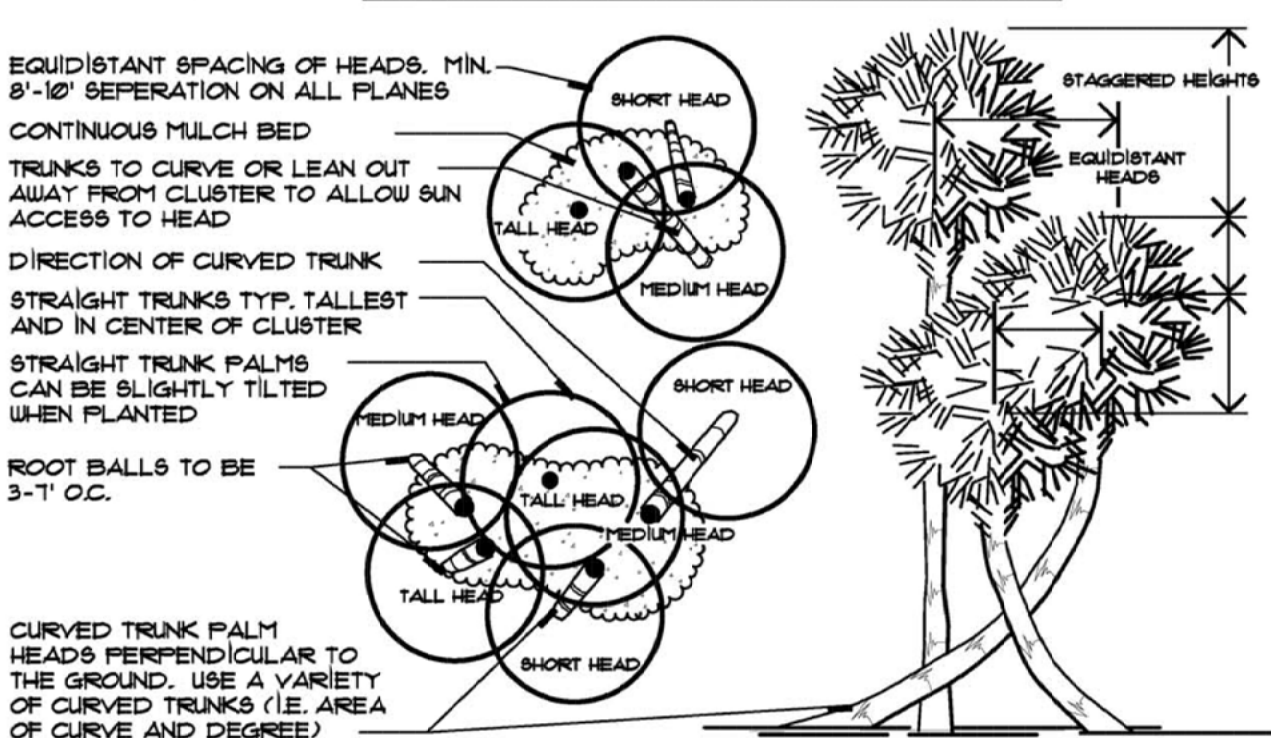


Shrub & Ground Cover Planting Detail N.T.S.

Tree Planting Detail N.T.S.
Tree Planting 1" To 3.5" Cal.



Tree Root Barrier Plan N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

- 1.4. QUALITY ASSURANCE:**
SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY.

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.
- 1.5. DELIVERY, STORAGE AND HANDLING:**
PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.
- 1.6. WARRANTY:**
WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.
- 1.7. MAINTENANCE SERVICE:**
MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTling SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

- 1.8. QUANTITIES, LOCATION AND SUBSTITUTIONS:**
THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

- 2.1. PLANT MATERIAL:**
2.2. PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

- 2.4. TOP SOIL:**
TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL, ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

- 2.5. INORGANIC SOIL AMENDMENTS:**
SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEEOUS MATTER.

SOIL CONDITIONER SHALL BE AXIS "REGULAR" CALCINATED DIATOMACEOUS EARTH, MFG. BY EP MINERALS, LLC, APPLIED AT 10% BY VOLUME. CONTACT AMS, INC. 866-546-3722 FOR LOCAL DISTRIBUTOR. SOIL CONDITIONER SHALL CONTAIN THE FOLLOWING PROPERTIES:

OPALINE SILICA (SiO2)	90%
POROSITY	82%
ABSORPTION (ASTM F-726)	114%
PORE SIZE	0.1-1.0 MICRON
pH	7
CEC	27

- 2.6. ORGANIC SOIL AMENDMENTS:**
PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

- 2.7. FERTILIZATION:**
PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16" MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12" MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL

- 2.8. MULCHES:**
MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

- 2.10. PLANTING SOIL MIX:**
BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

- 3.1. PLANTING BED ESTABLISHMENT:**
PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

- 3.2. PLANTING TREES:**
LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD, FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

- 3.2. PLANTING SHRUBS:**
EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

- 3.4. PLANTING GROUNDCOVERS:**
LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

- 2.1. PRODUCTS:**
SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

- 2.3. FERTILIZER:**
FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

- 3.1. LAWN PREPARATION:**
LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

- 3.2. SODDING:**
SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE ST. AUGUSTINE

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.



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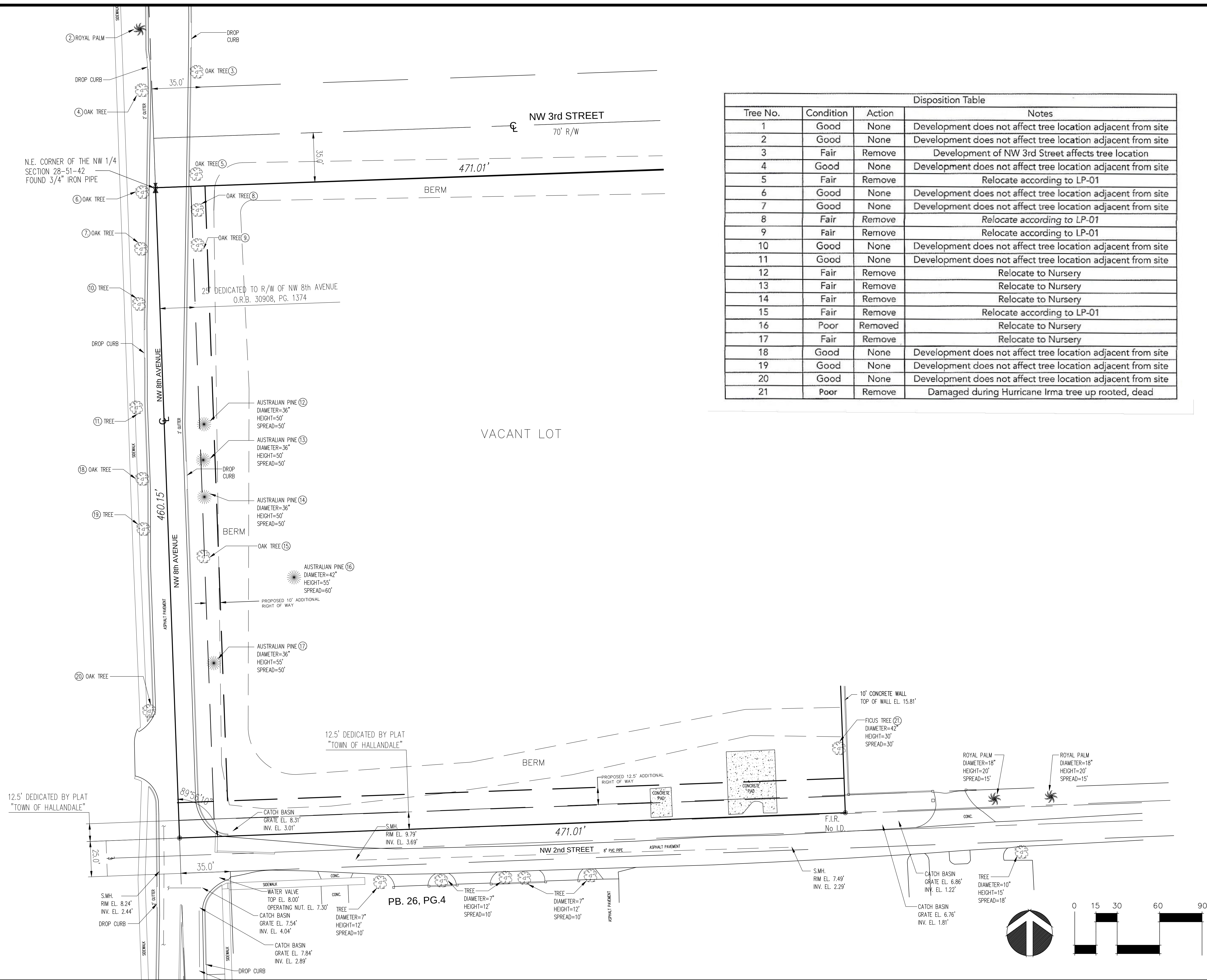
ISSUANCE

CERTIFICATION SEAL

TITLE

LANDSCAPE
SPEC. PLAN

PROJ. NO. 001 FILE NAME COMMONS DRAWING NO.
DRAWN BY DATE 8.27.18
CKD BY SCALE LP-02



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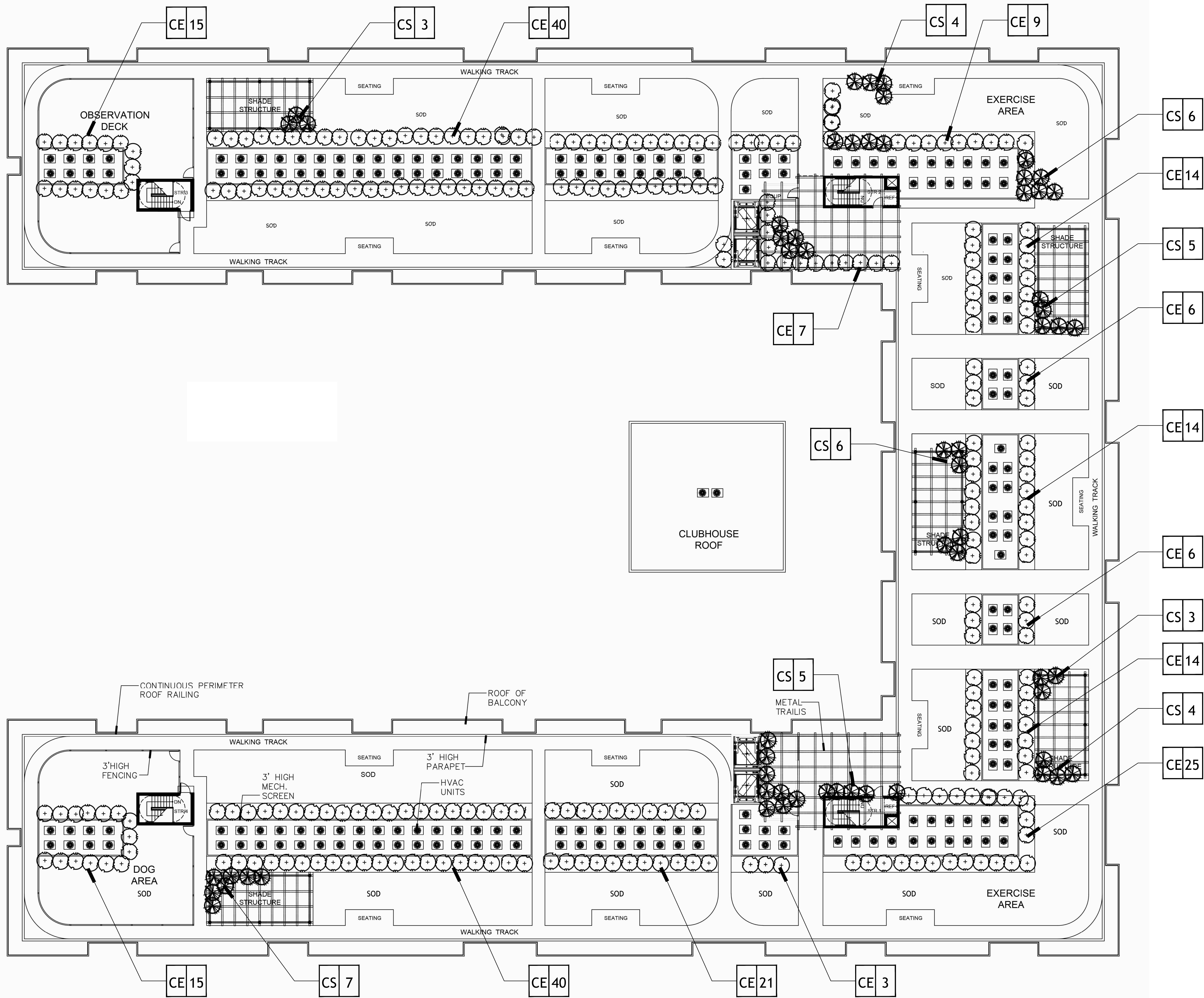
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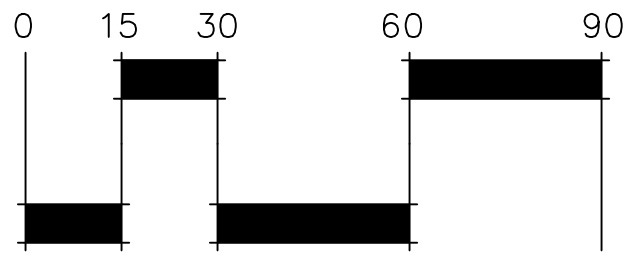
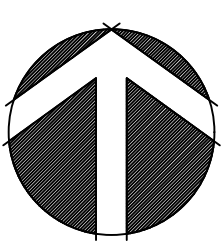
LANDSCAPE
TREE DISPOSITION PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	6.12.18	
CKD BY		SCALE		LP-03



Legend

- Live Oak -**QV**
- Gumbo Limbo -**BS**
- Royal Palm -**RE**
- Royal Poiciana -**RP**
- Coconut Palm -**CN**
- Montgomery Palm -**VM**
- Ligustrum -**LL**
- Orange Geiger -**CS**
- Dahoon Holly -**IC**
- Crepe Myrtle -**LI**
- Green Buttonwood -**CE**
- Sabal Palm -**SP**
- Single Alexander Palm -**PT-1**
- Double Alexander Palm -**PT-2**
- Thatch Palm -**TR**
- Jatropha -**JA**
- Agave -**AGA**
- Crinum Lily -**CL**
- Simpson's Stopper -**SS**
- Green Island Ficus -**GF**
- Dwarf Philodendron -**DP**
- Florida Gamma Grass -**FG**
- Stokes Dwarf -**SD**
- Croton -**C**
- Muhly Grass -**MG**
- Red Tip Cocoplum -**RC**
- Annuals -**A**



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ROOFSCAPE PLAN

PROJ. NO. 001

FILE NAME COMMONS

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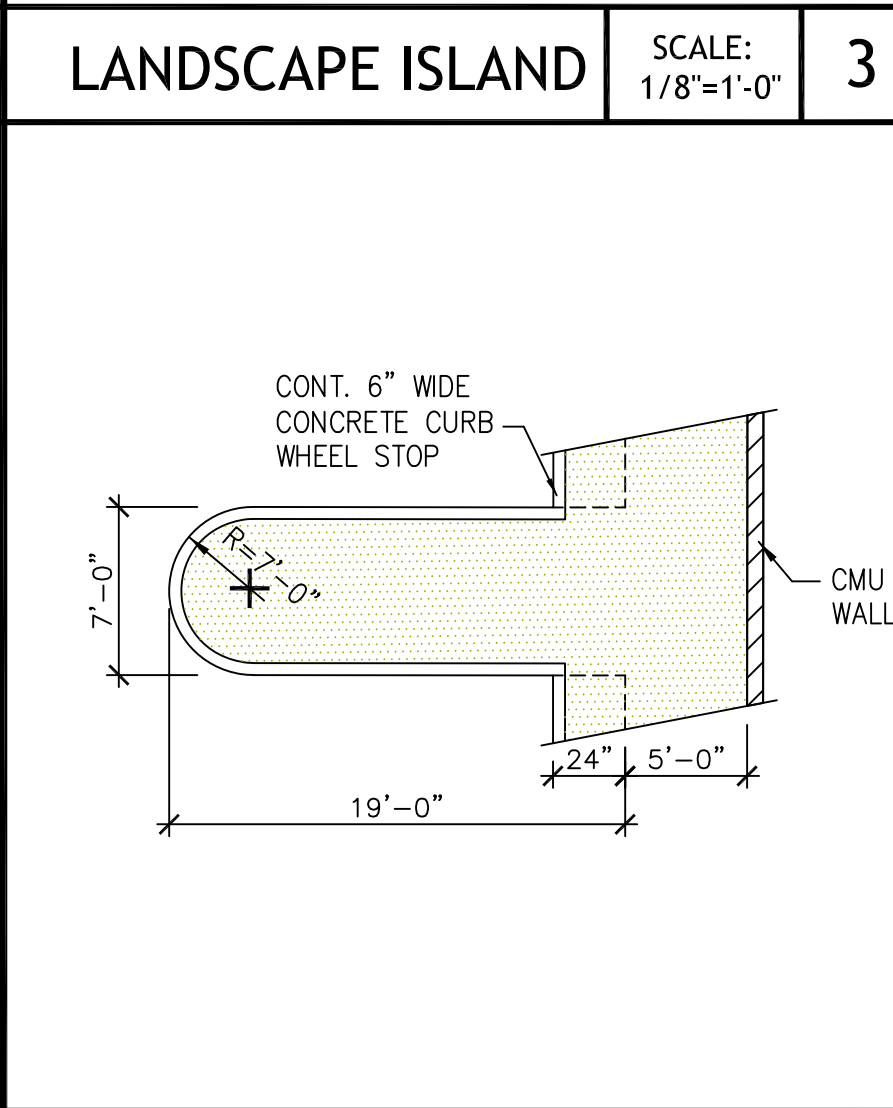
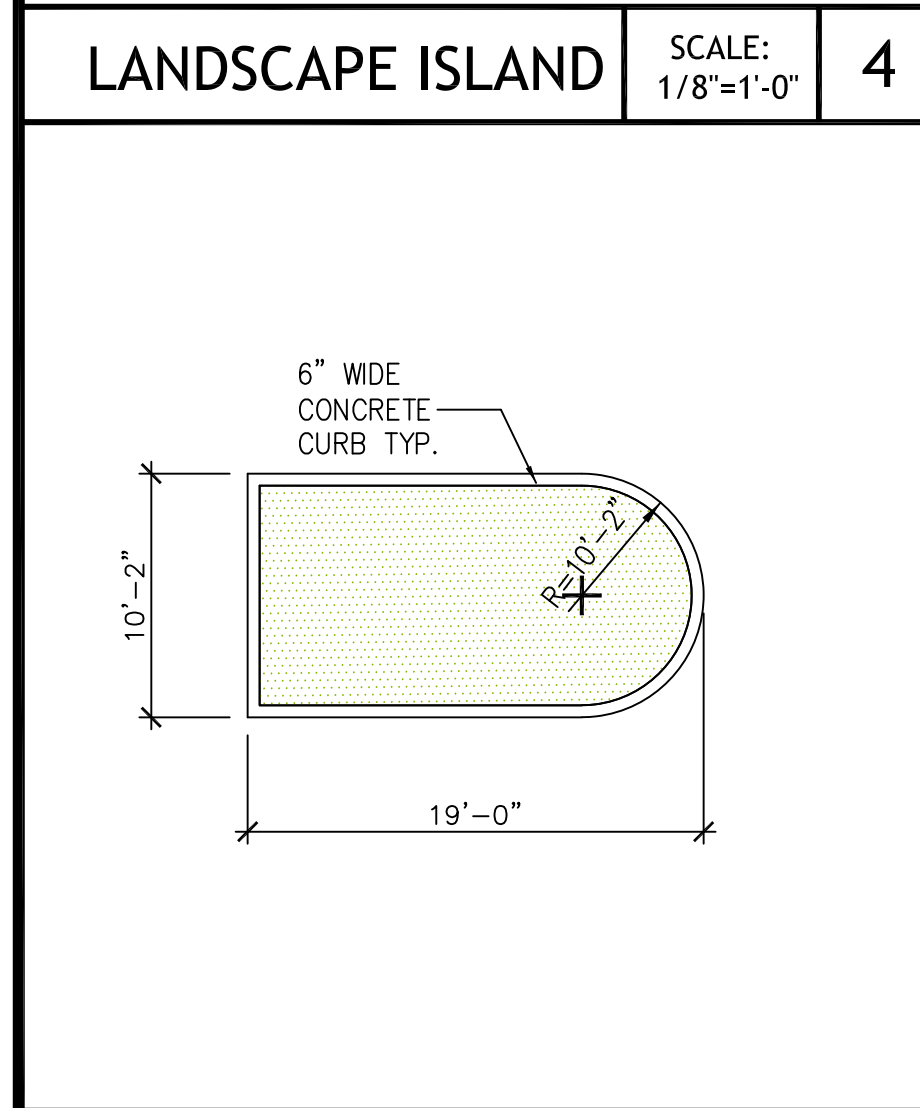
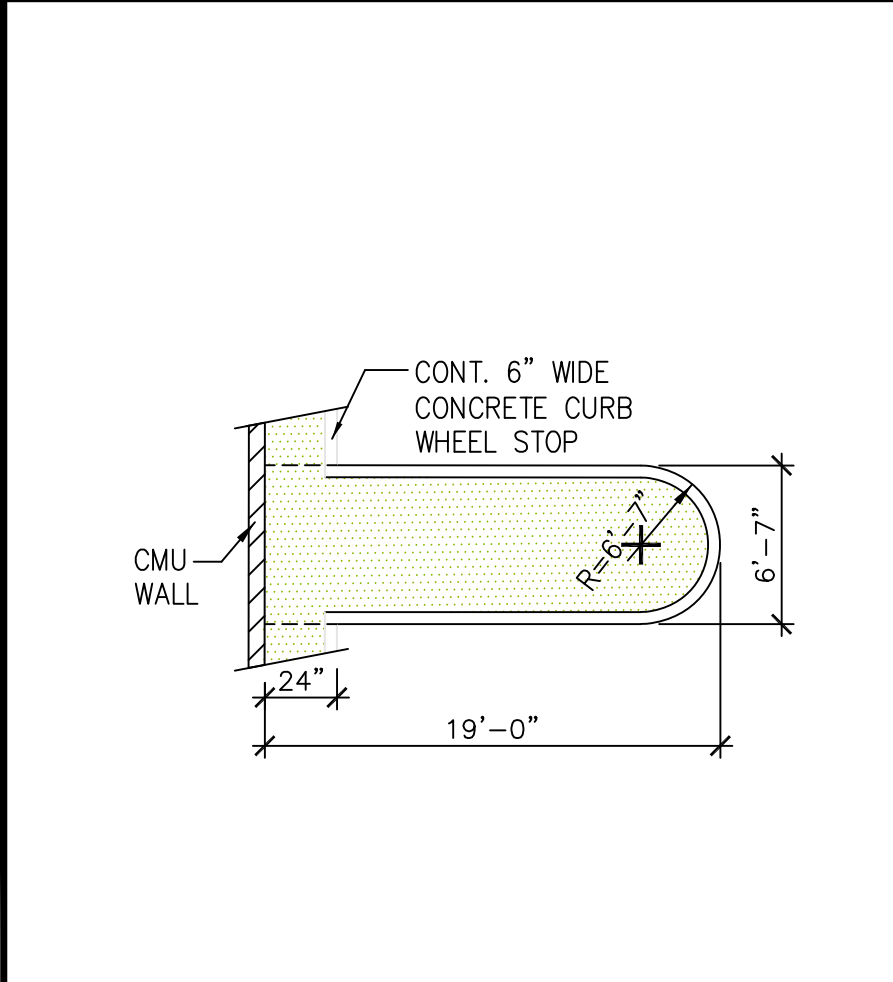
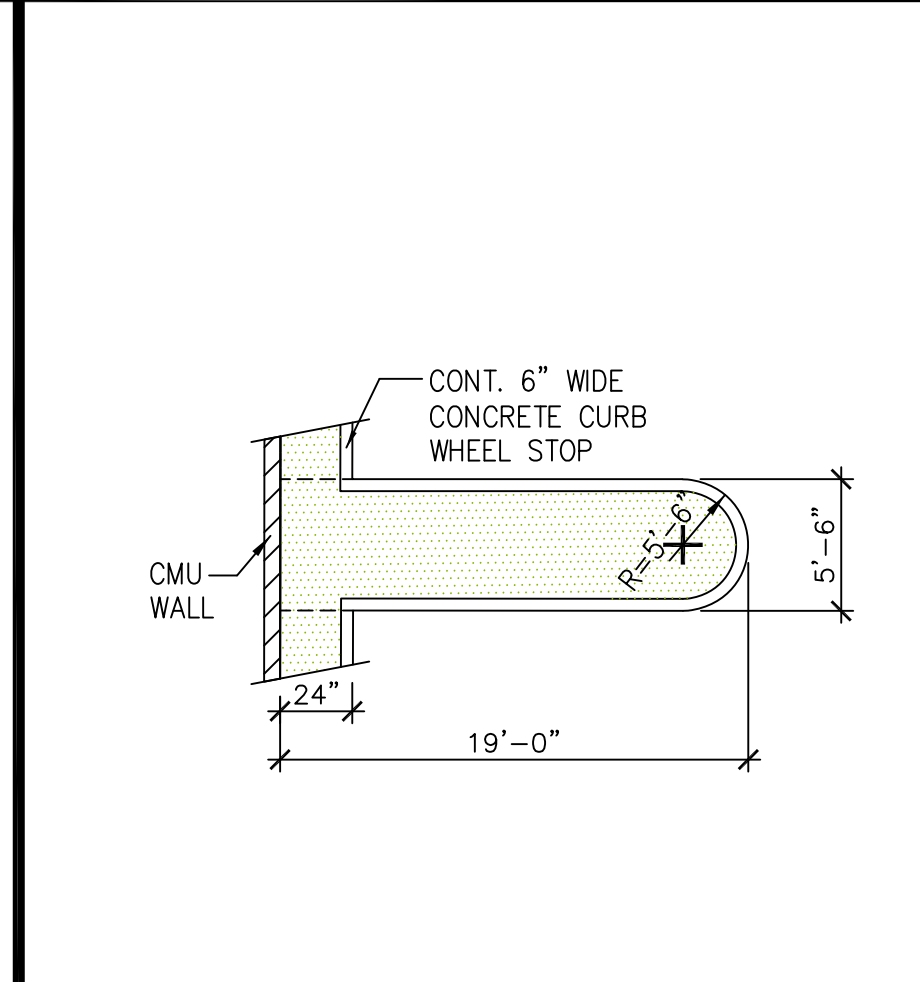
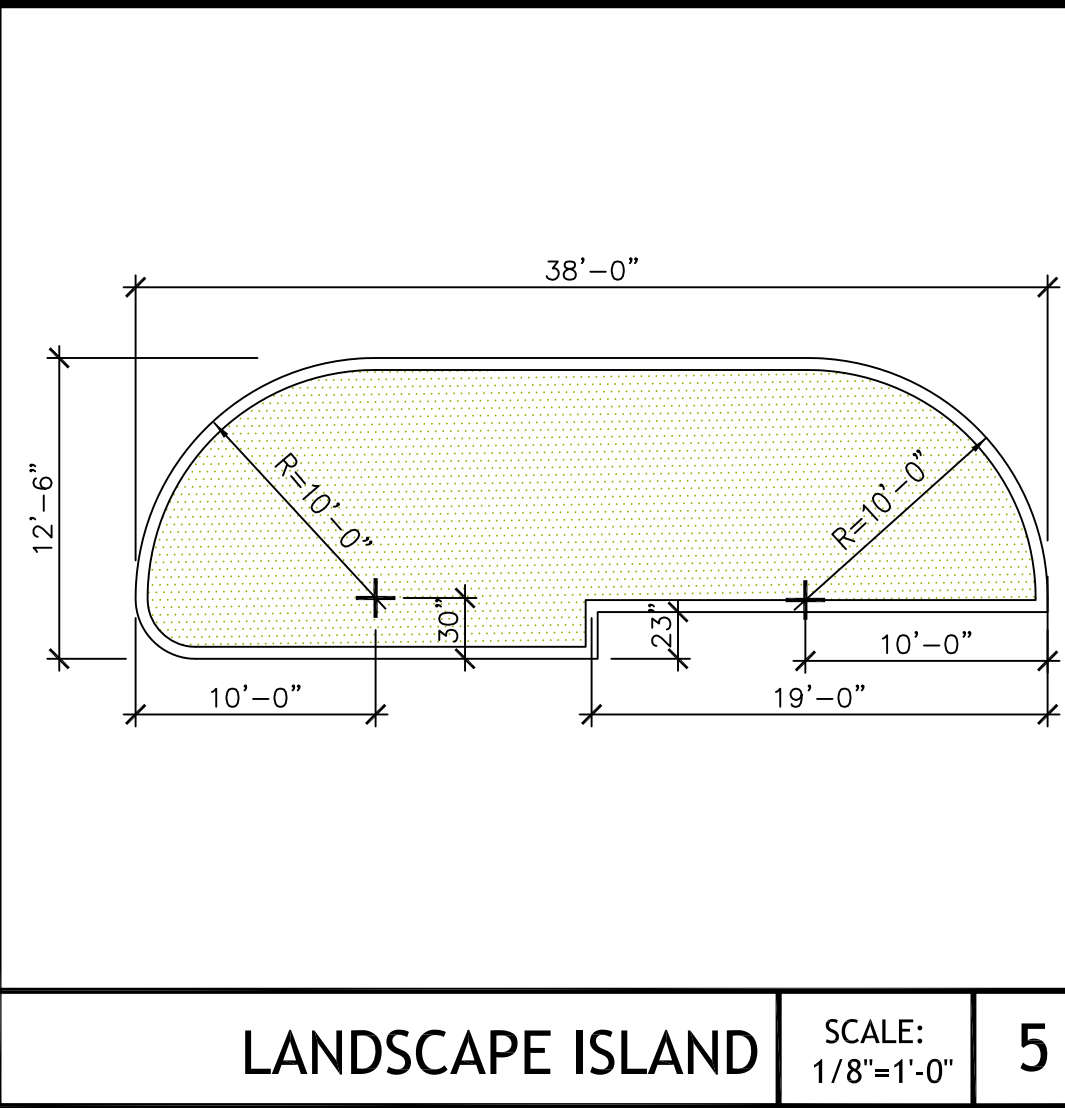
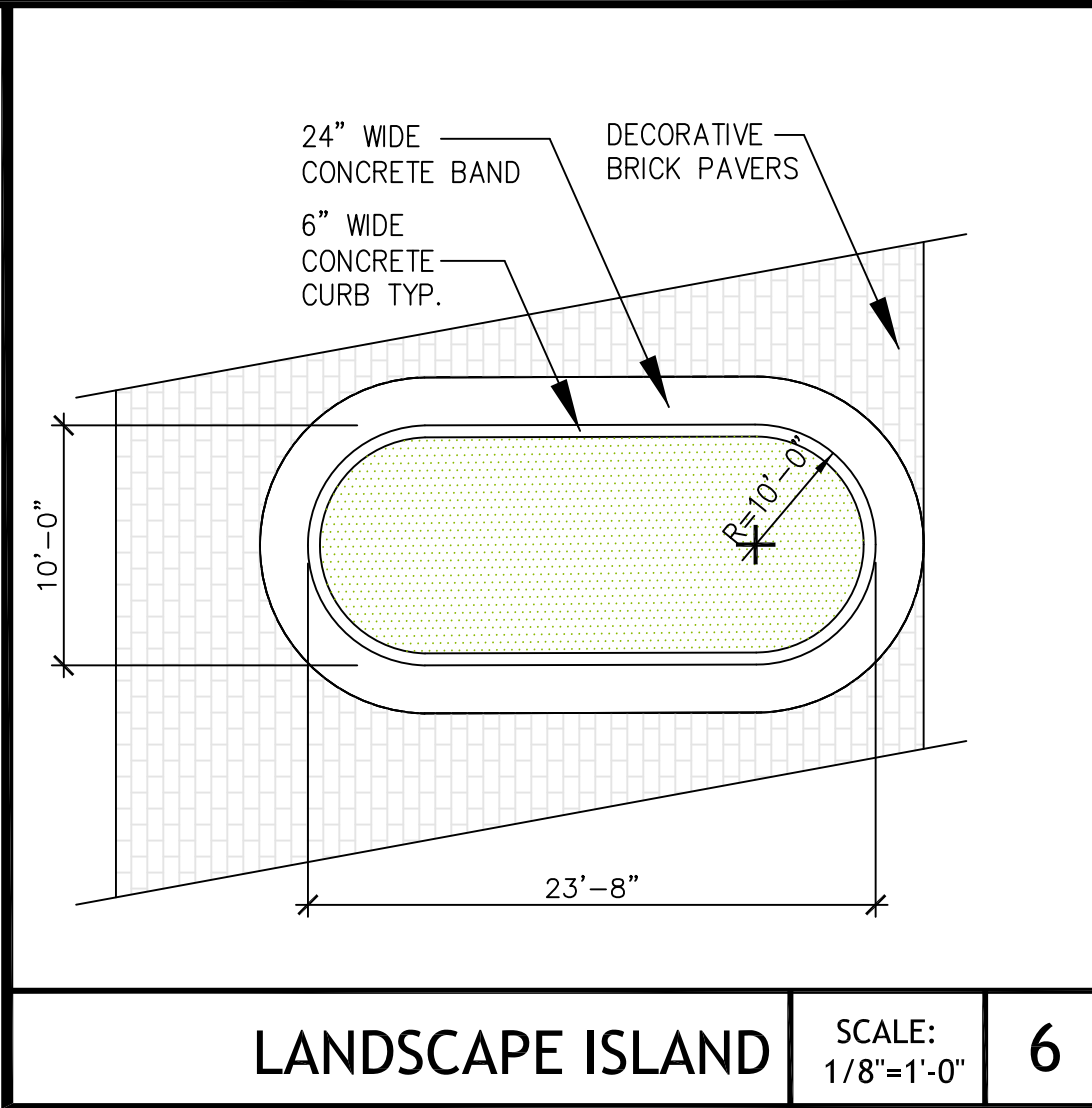
DRAWN BY

DATE 6.12.18

LP-04

CKD BY

SCALE 1/16"=1'



NOTES:

THIS PROJECT WILL MEET ALL ADA FEDERAL RULES, REGULATIONS AND LOCAL CITY ORDINANCES.

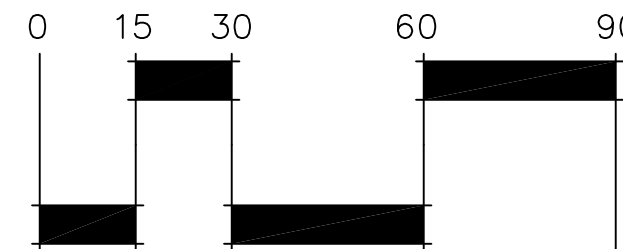
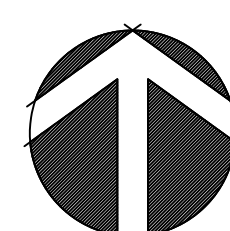
SPEED BUMP SHALL BE INSTALLED AS A TRAFFIC CALMING DEVICE AND LOCATED EVERY 30 FEET OR LESSER DISTANCE INTERVALS IF NECESSARY.

LEGEND

LANDSCAPED AREA

NOTE:

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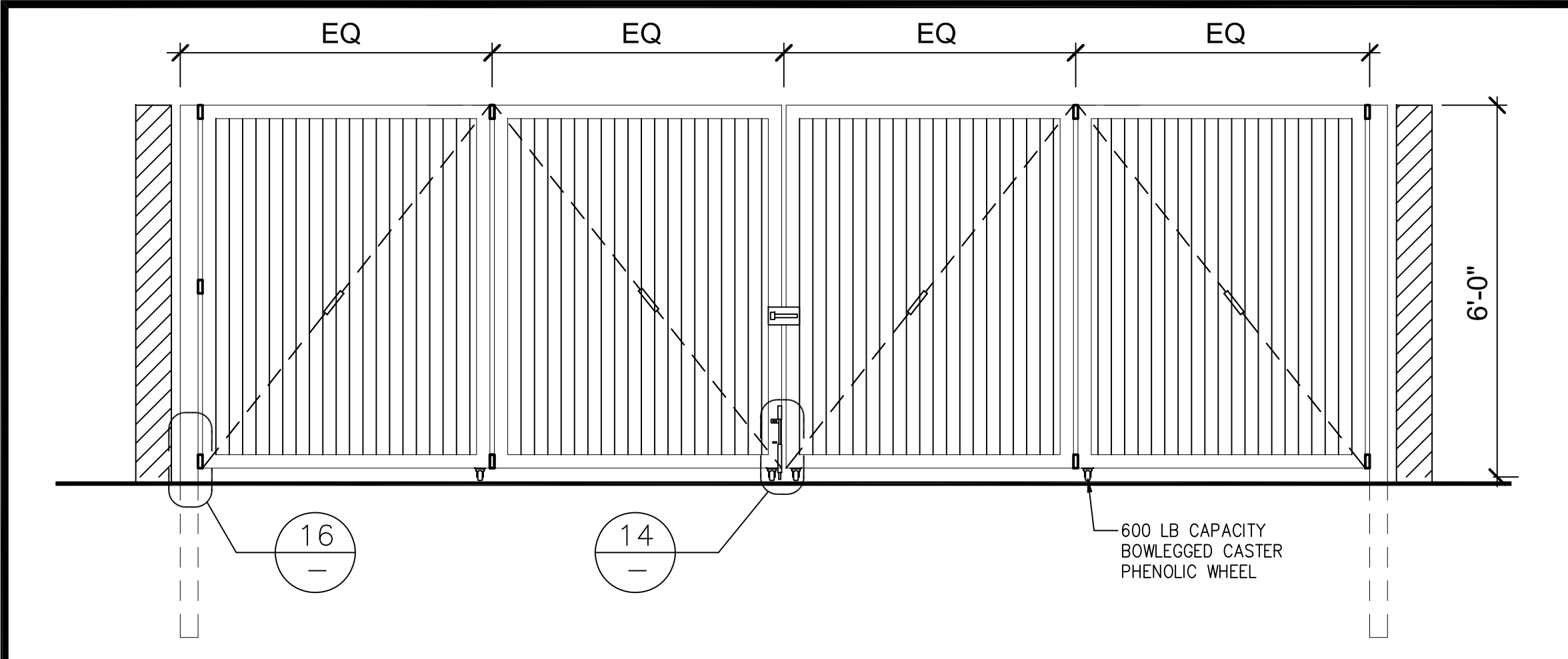
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TITLE

SITE PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.	
DRAWN BY	BRW	DATE	8.27.18		
CKD BY	BRW	SCALE	1"=30'		

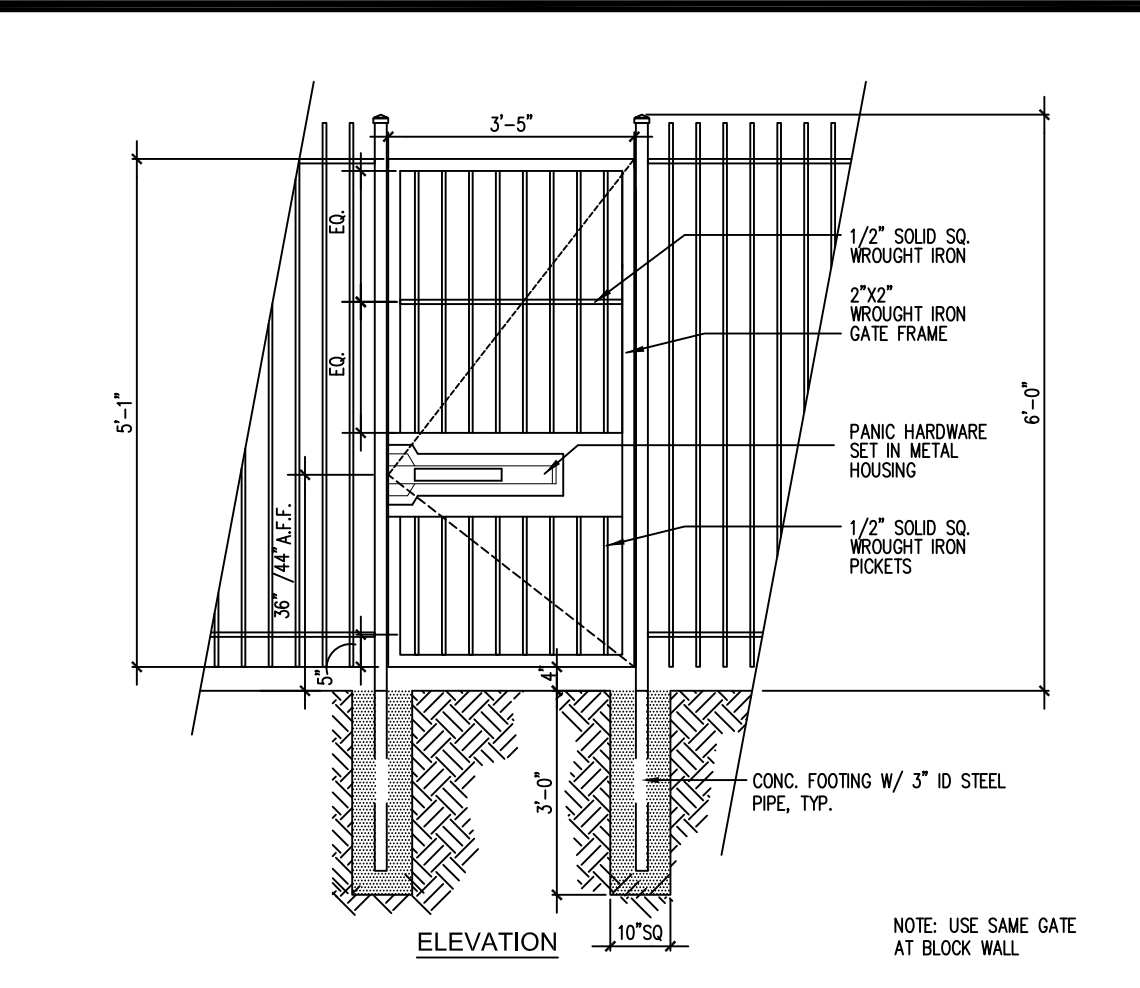
SP-01



TRASH ENCLOSURE FOLDING ROLLING GATES

SCALE:
3/8"=1'-0"

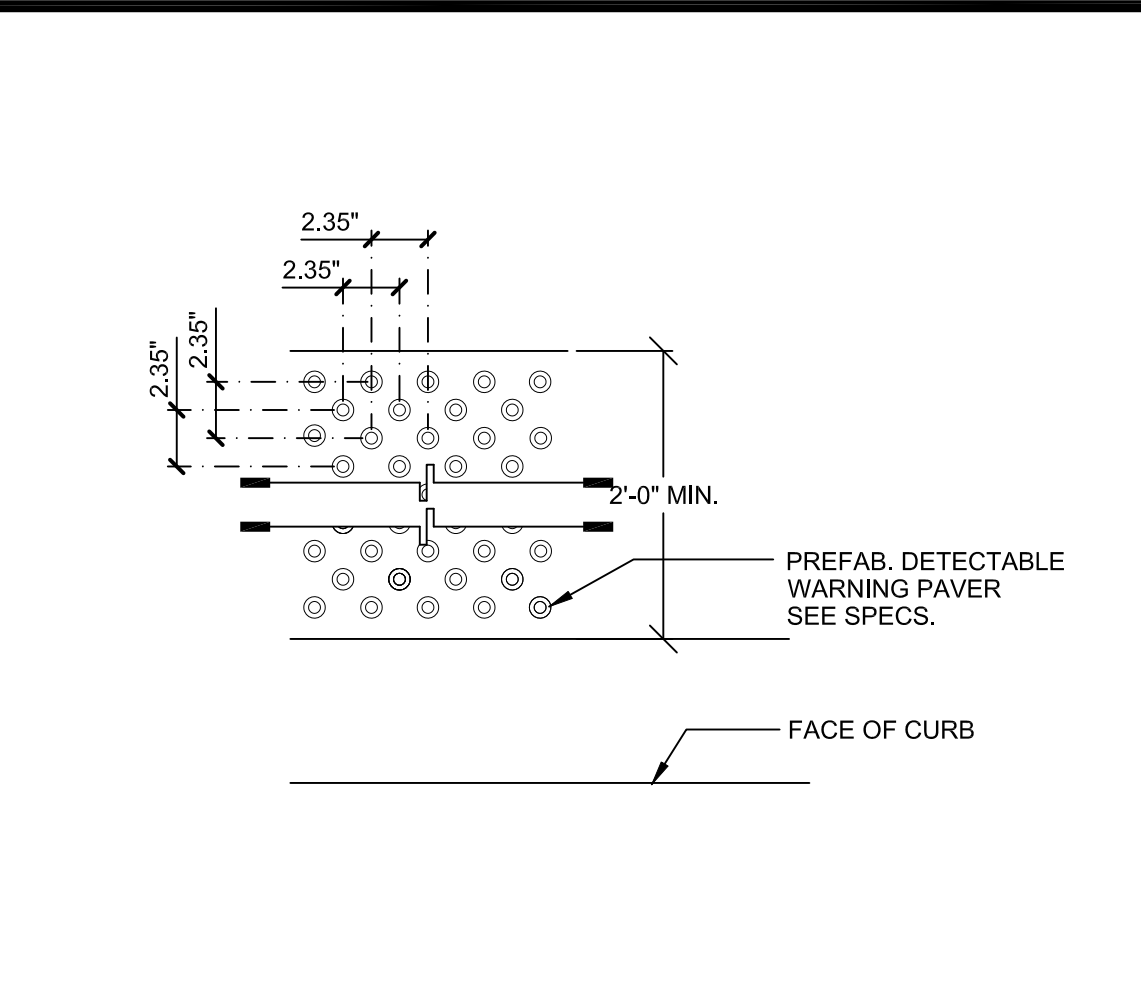
15



WROUGHT FENCE & GATE

SCALE:
3/8"=1'-0"

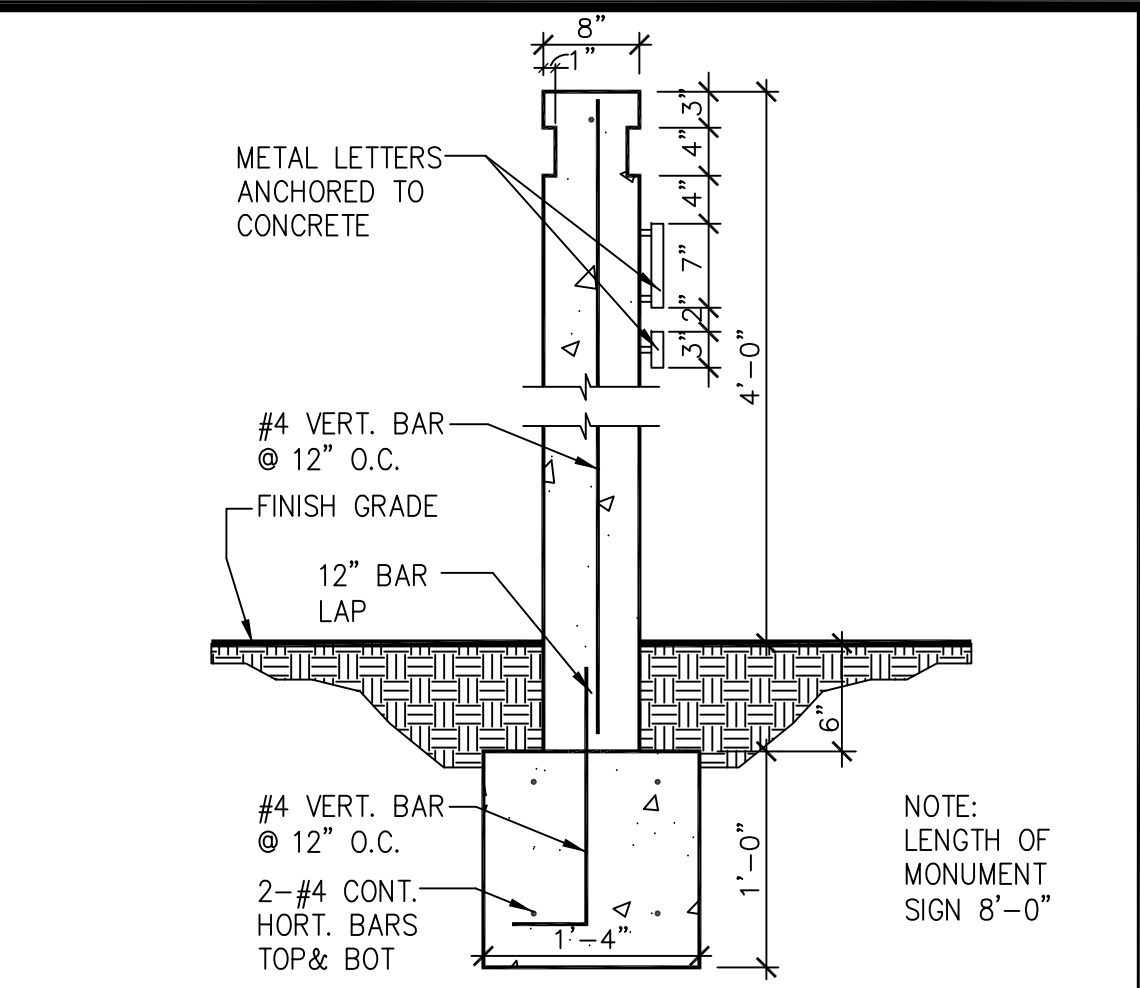
11



TRAUNCATED DOMES

SCALE:
3/4"=1'-0"

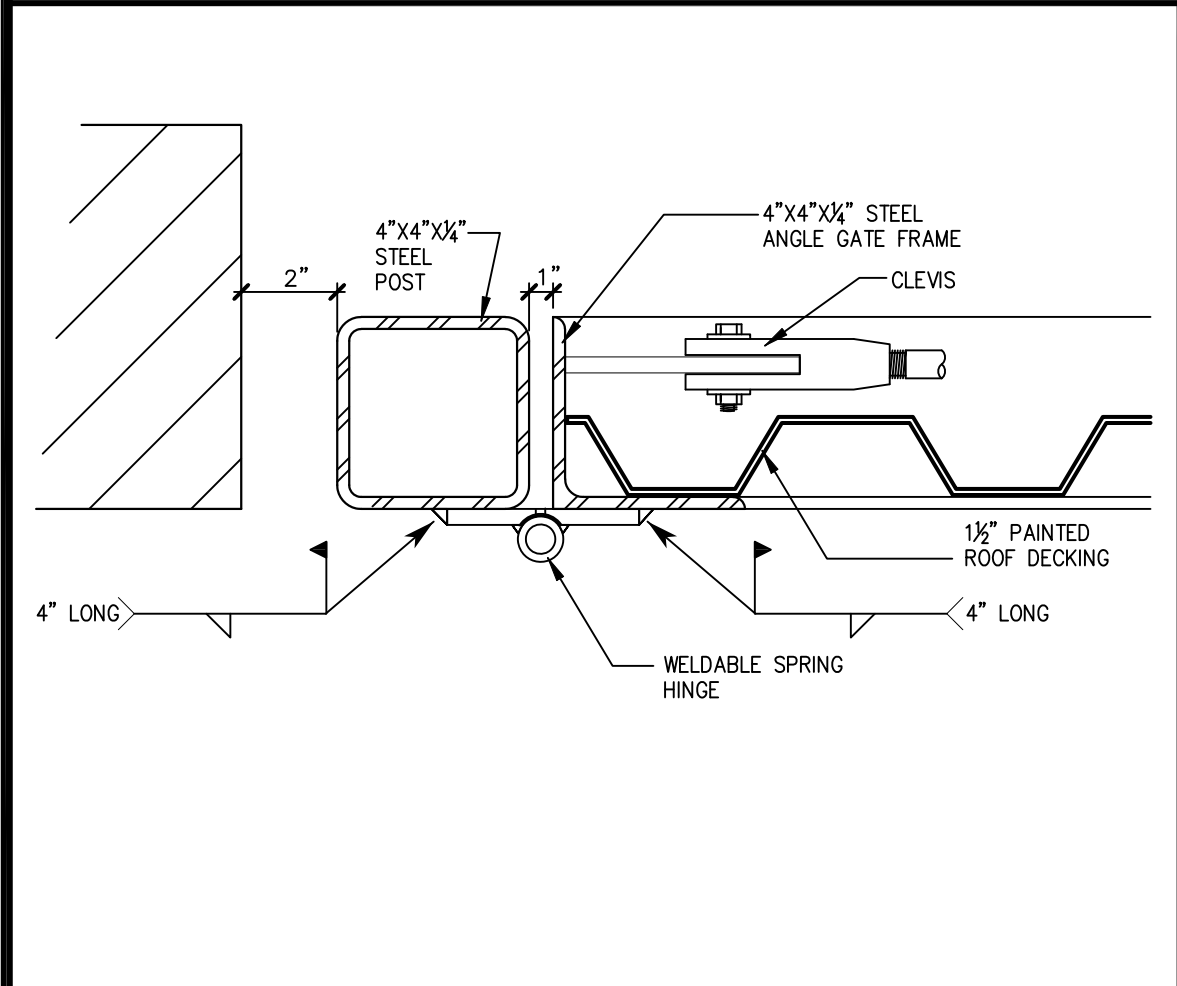
8



MONUMENT SIGN DETAIL

SCALE:
1-1/2"=1'-0"

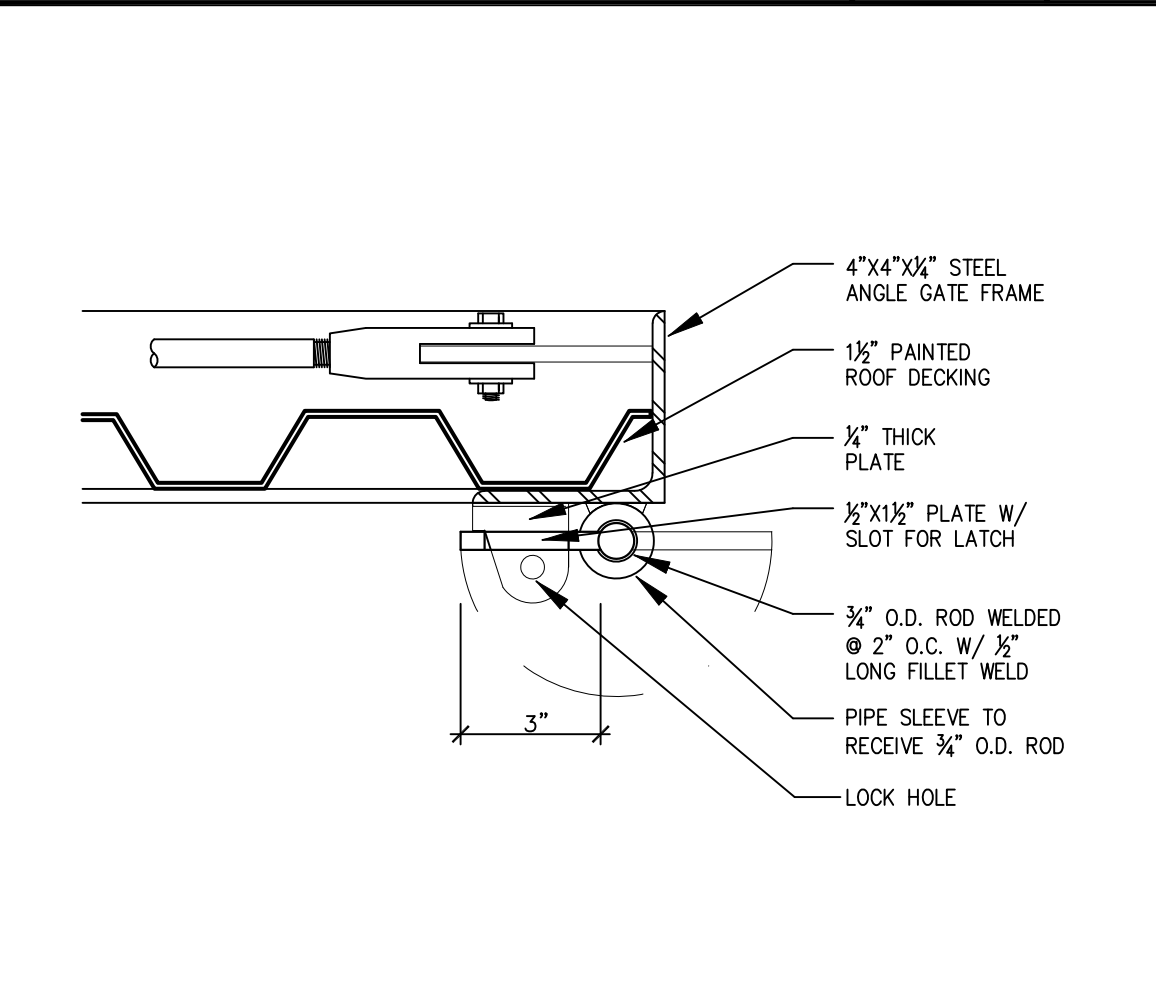
4



HINGE DETAIL

SCALE:
3/4"=1'-0"

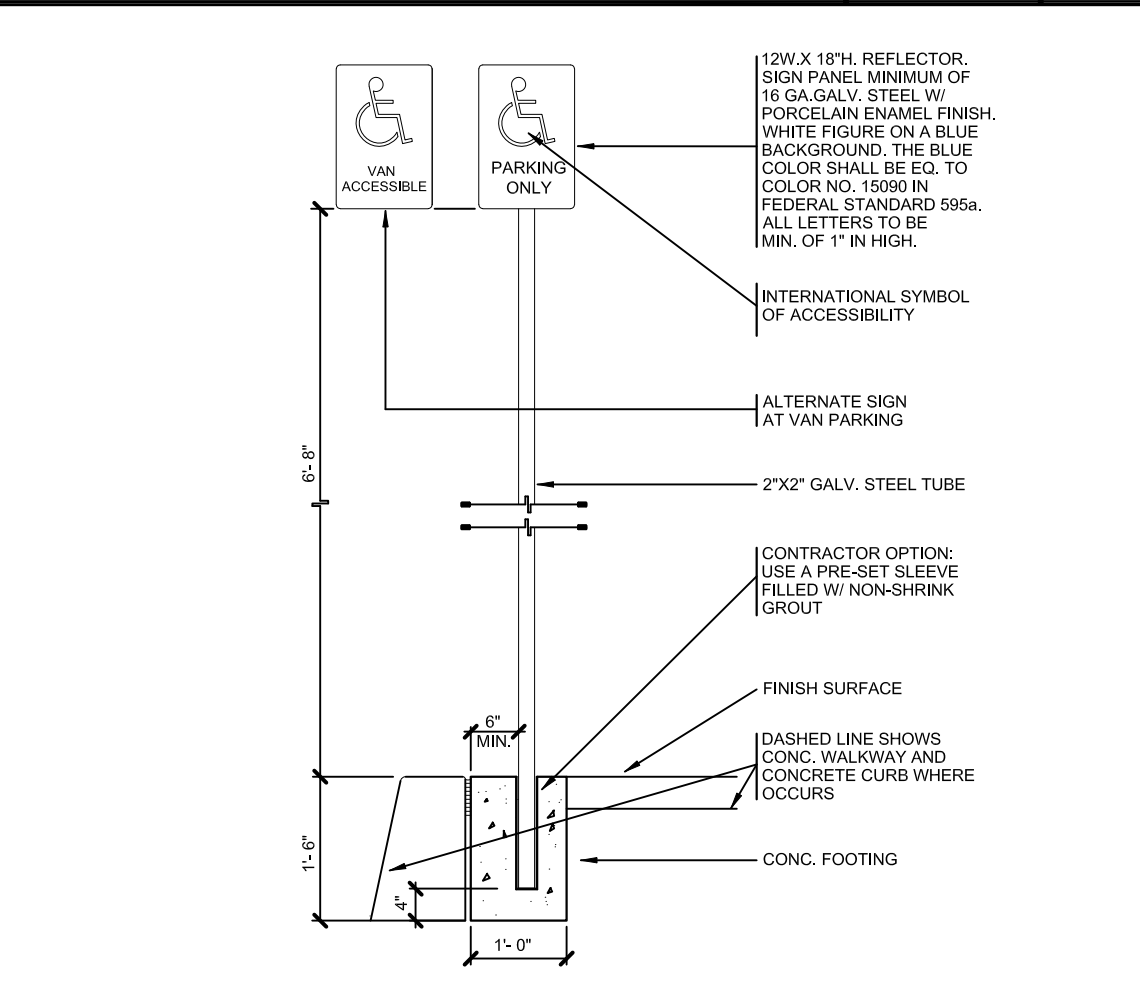
16



CANE BOLT DETAIL

SCALE:
3/4"=1'-0"

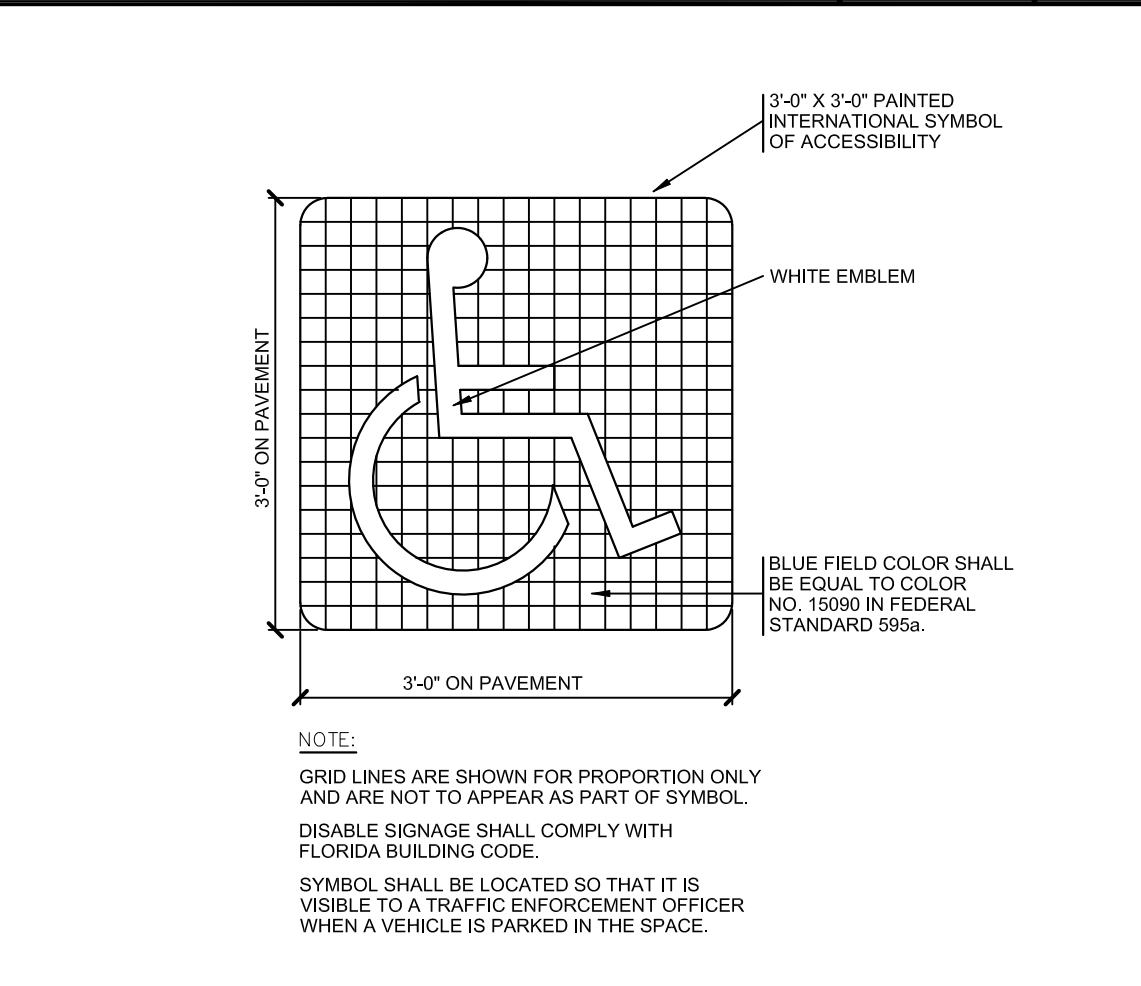
14



DISABLE ACCESS SIGN

SCALE:
1/2"=1'-0"

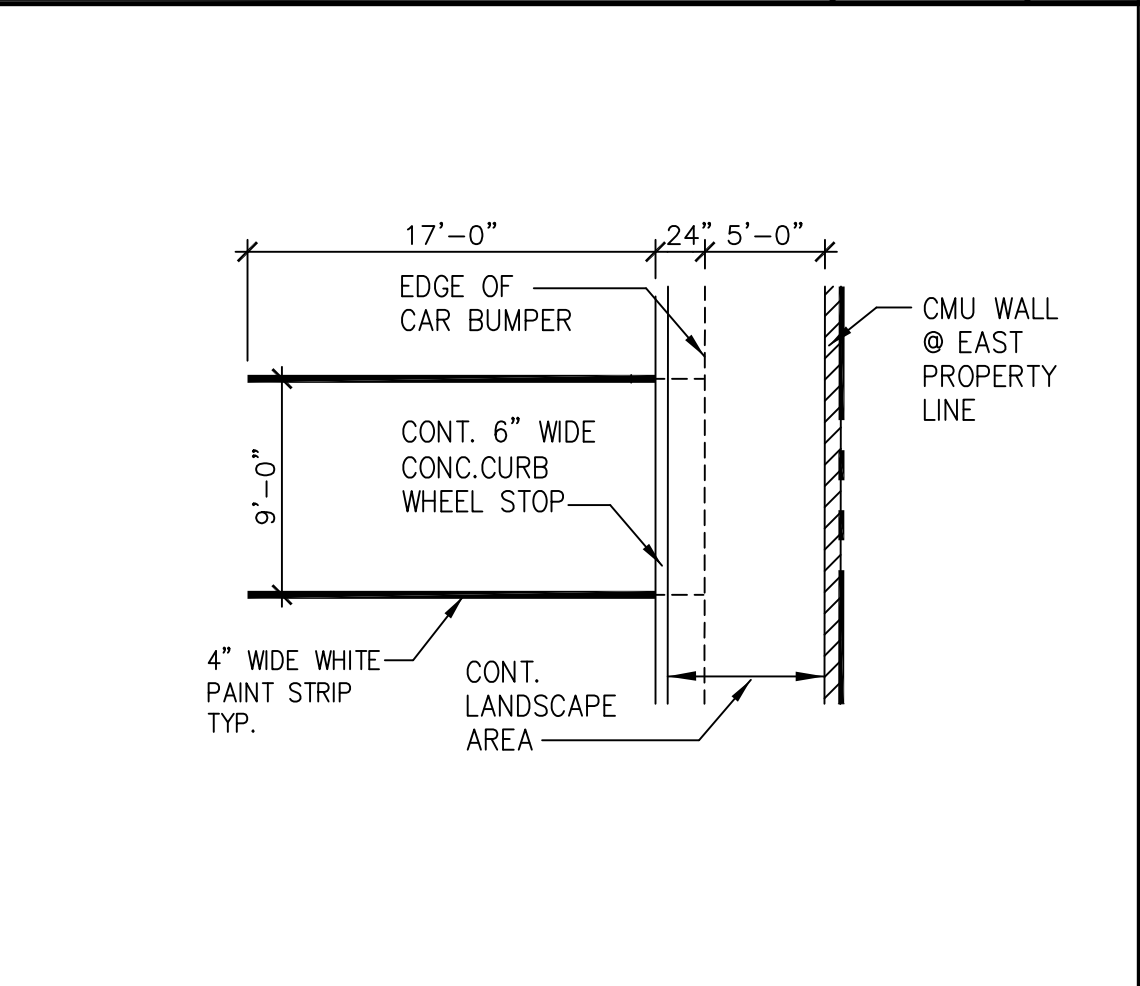
10



DISABLE ACCESS SYMBOL

SCALE:
3/4"=1'-0"

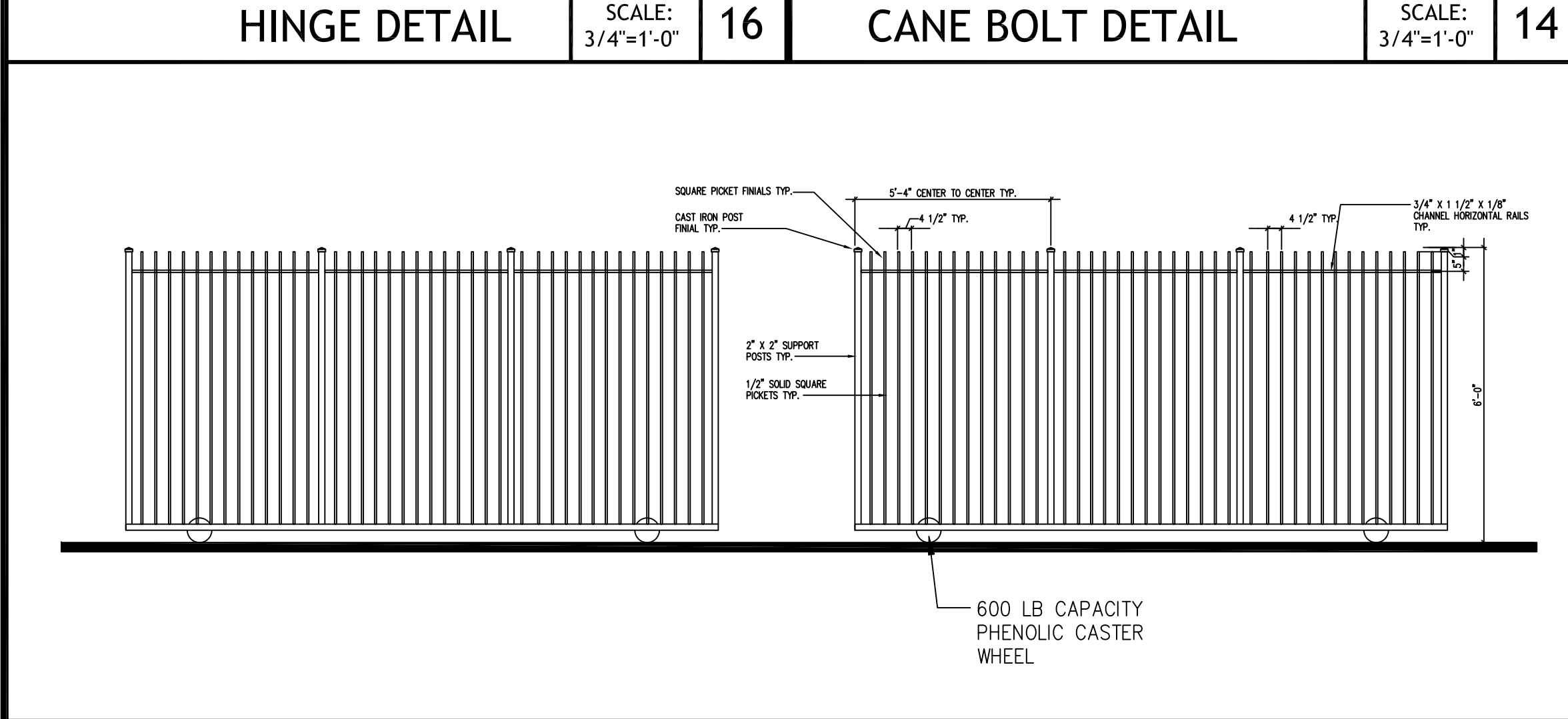
7



PARKING @ CMU WALL

SCALE:
1/8"=1'-0"

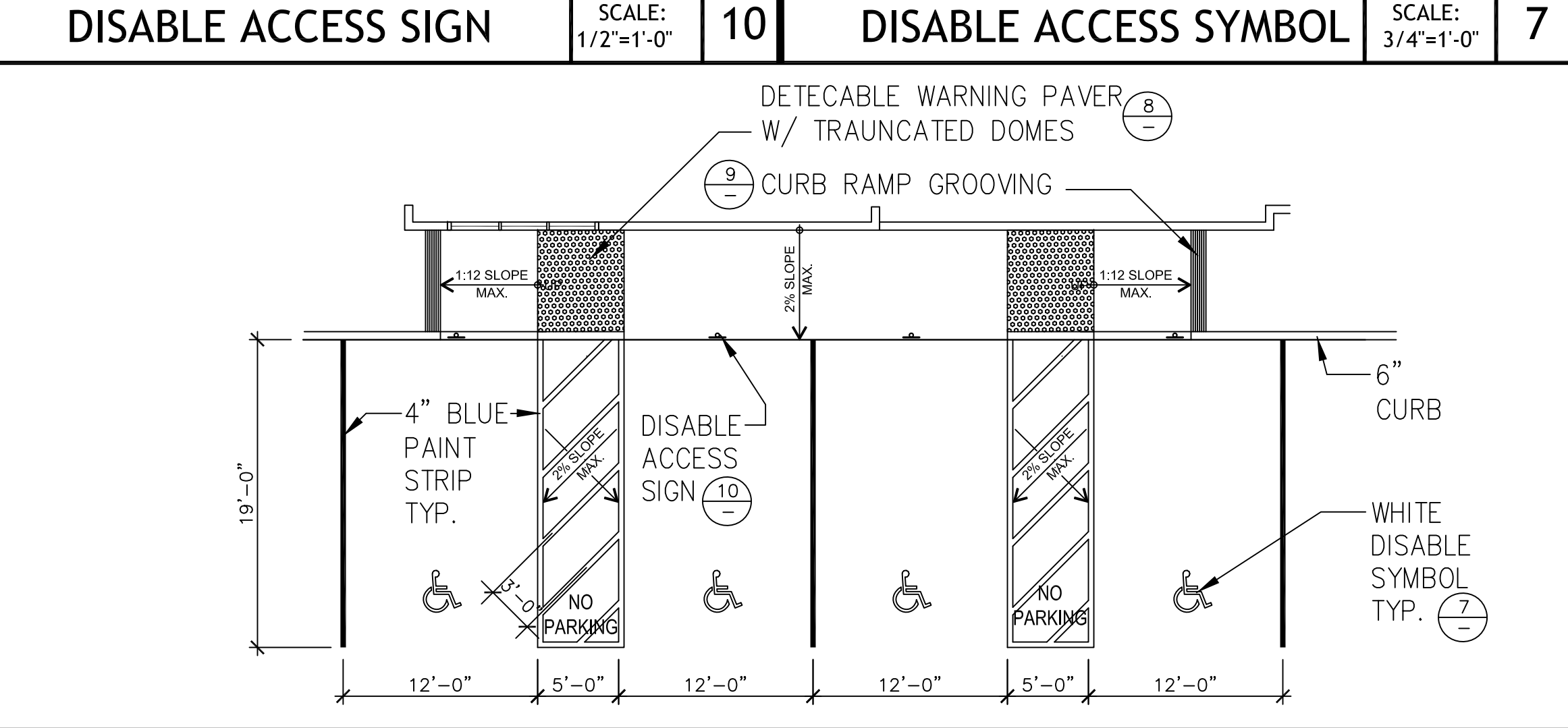
3



WROUGHT SLIDING GATES

SCALE:
3/8"=1'-0"

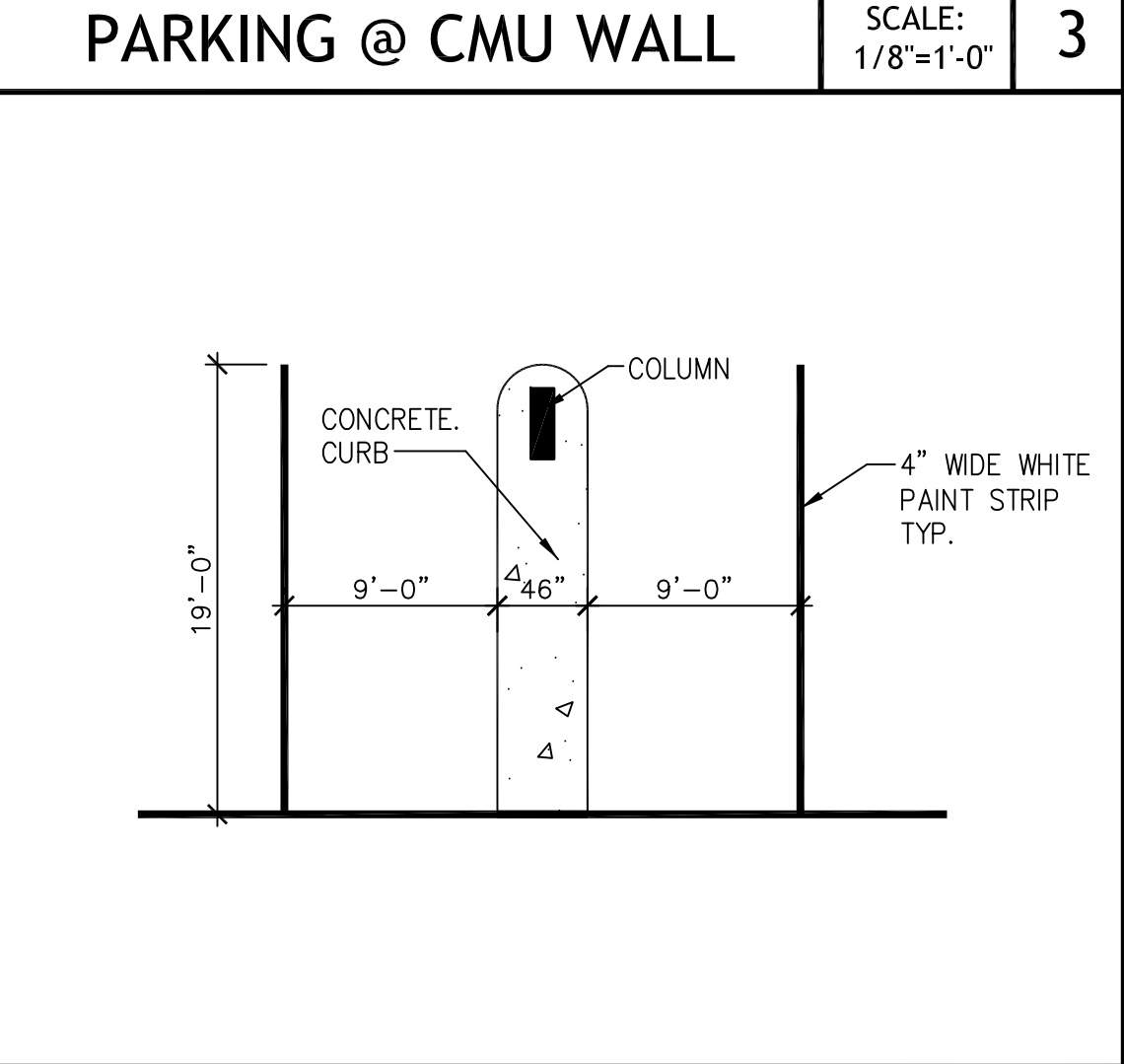
13



TYP. DISABLE PARKING STALLS

SCALE:
1/8"=1'-0"

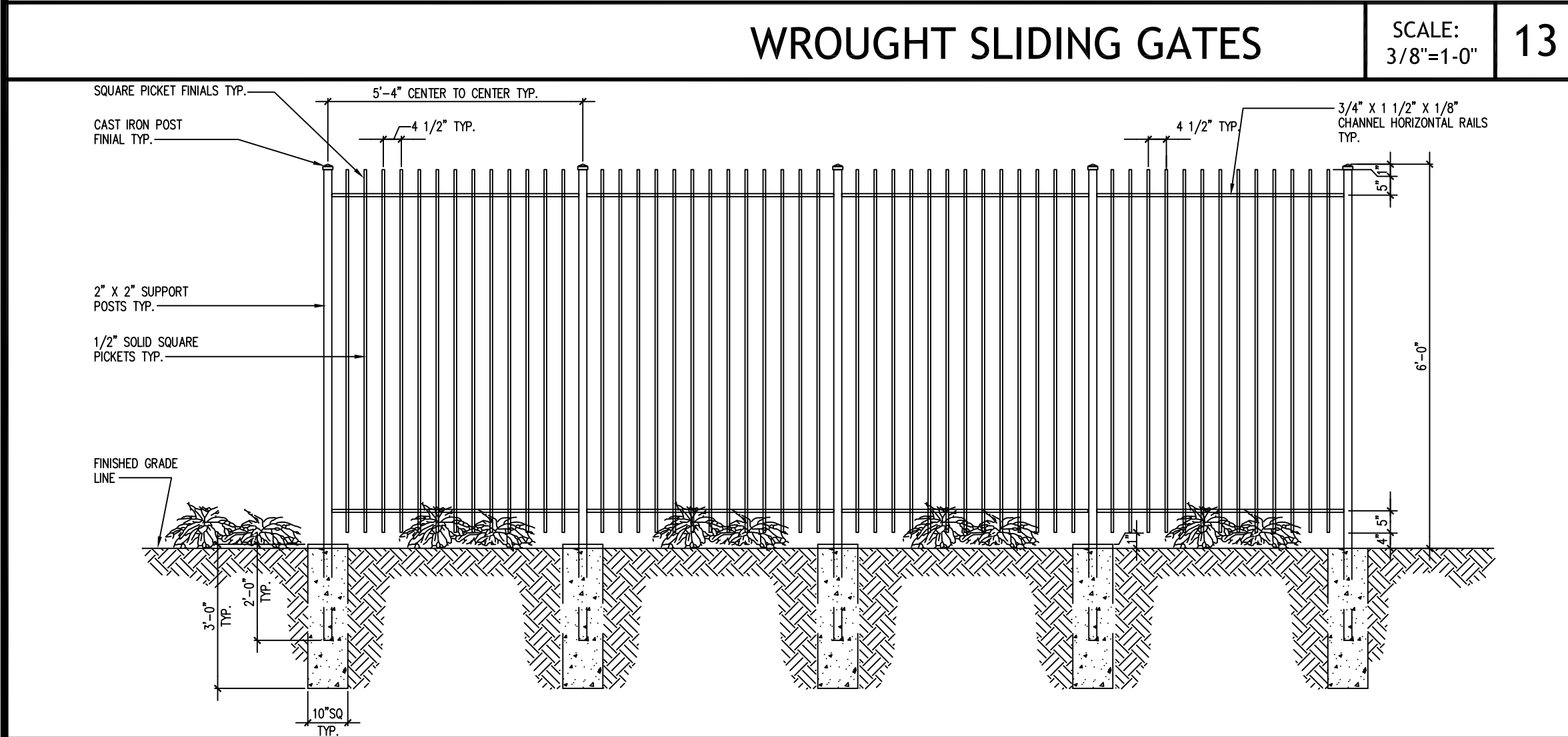
6



TYP. CURB @ COLUMN

SCALE:
1/8"=1'-0"

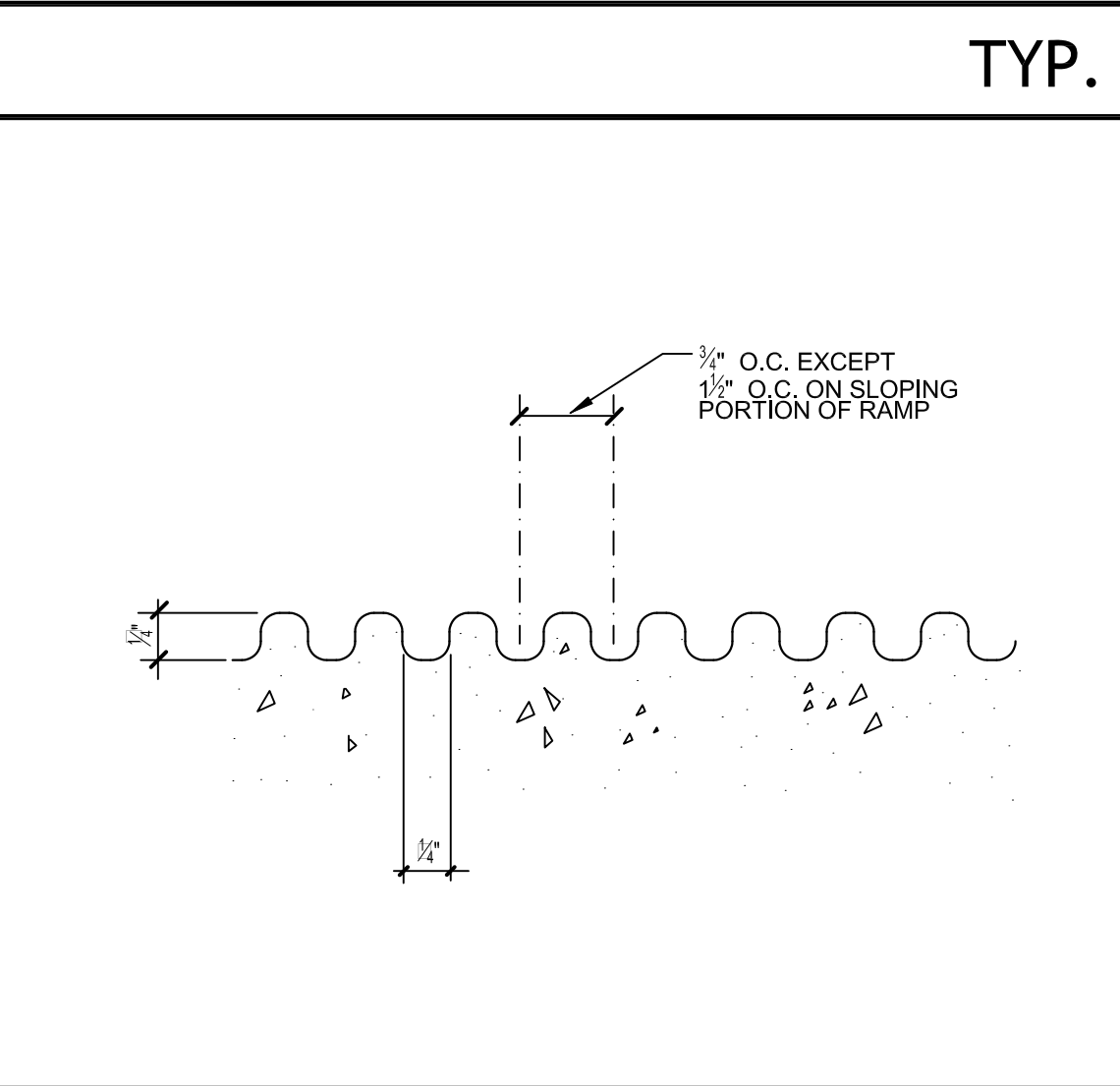
2



WROUGHT IRON FENCE DETAIL

SCALE:
3/8"=1'-0"

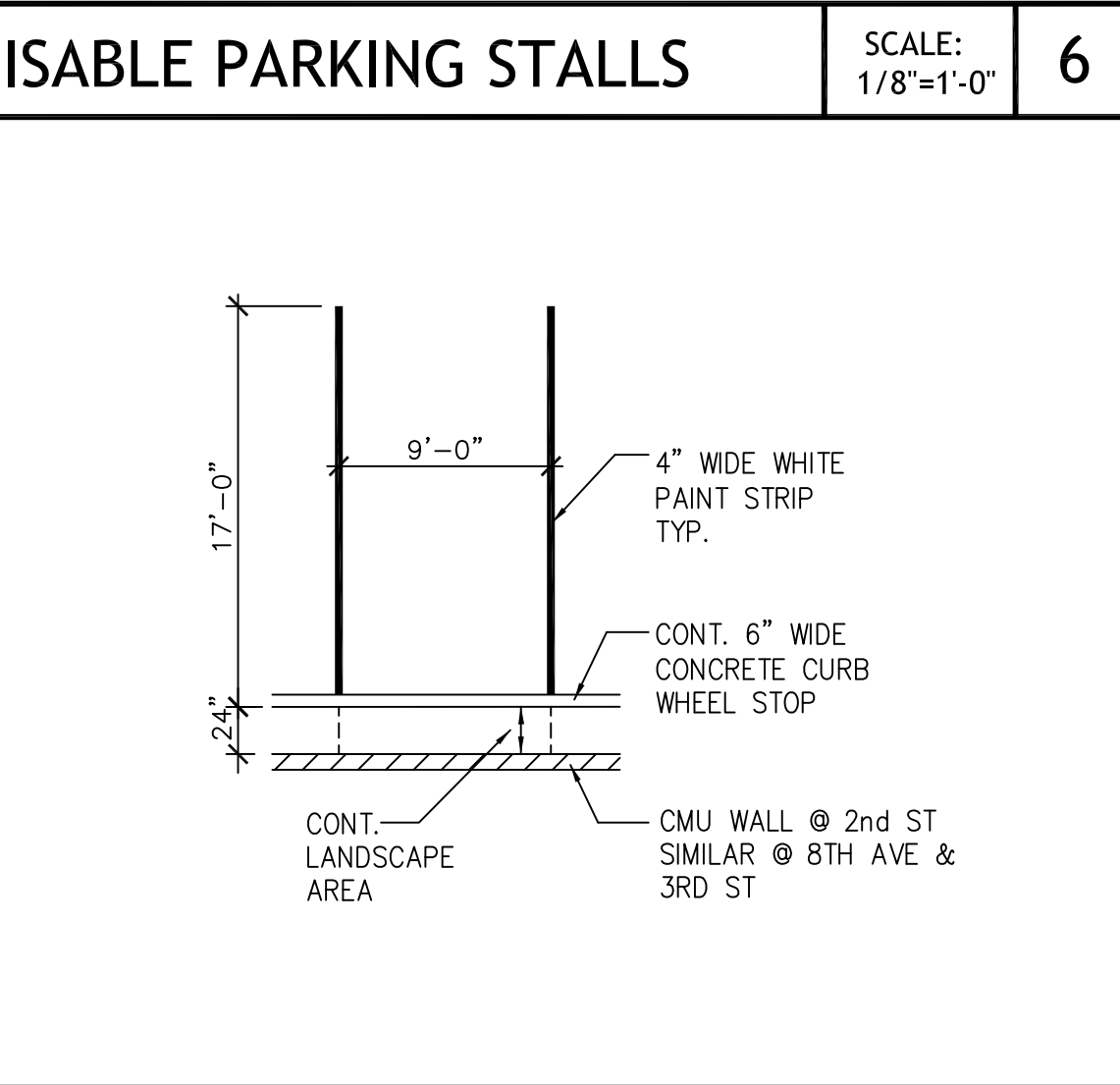
12



CURB RAMP GROOVING

SCALE:
3"=1'-0"

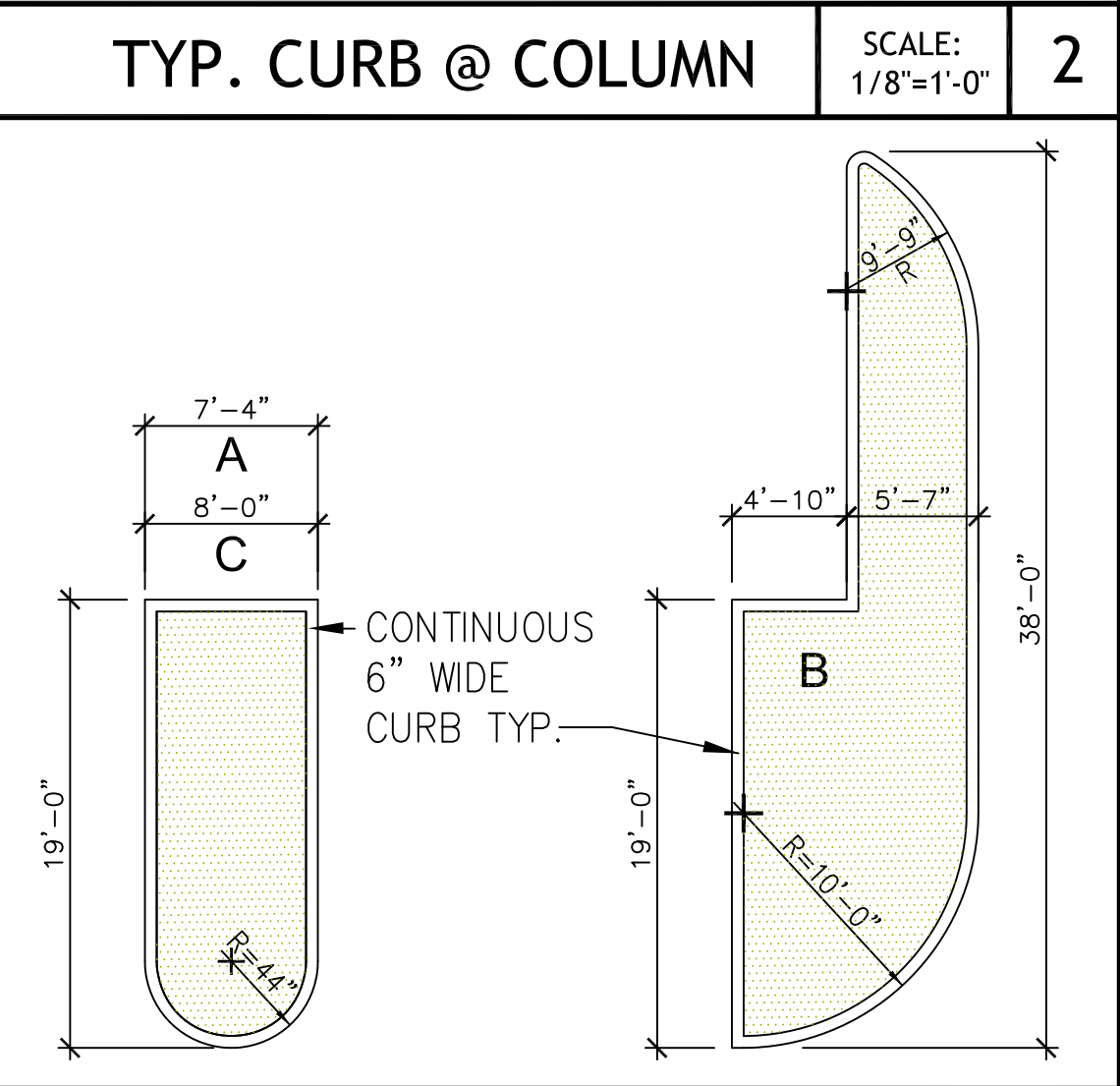
9



PARKING @ CMU WALL

SCALE:
1/8"=1'-0"

5



LANDSCAPE ISLAND

SCALE:
1/8"=1'-0"

1

RECORD ARCHITECT

ARCHITECTURE

est.1980

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FARM INC.

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CONSULTANT

EIGHTH AVENUE COMMONS

A

WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

DATE

ISSUANCE

CERTIFICATION SEAL

TITLE

SITE DETAILS

PROJ. NO. 001

FILE NAME COMMONS

DRAWING NO.

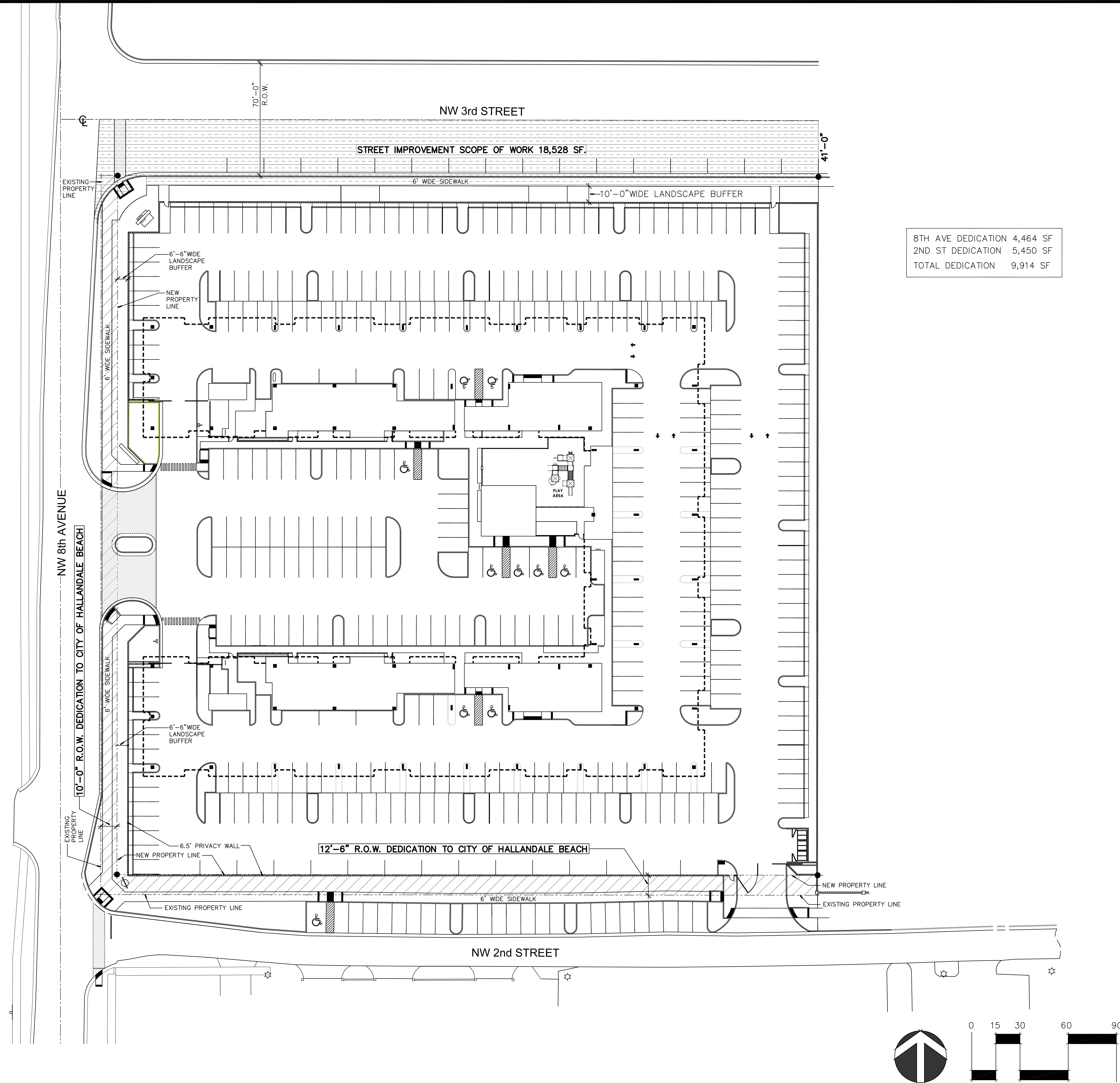
DRAWN BY BRW

DATE 8.27.18

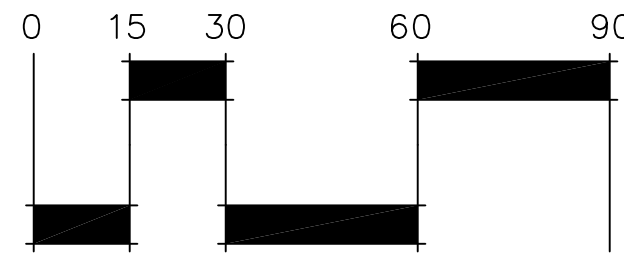
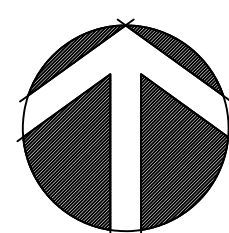
CKD BY BRW

SCALE 1"=30'

SP-02



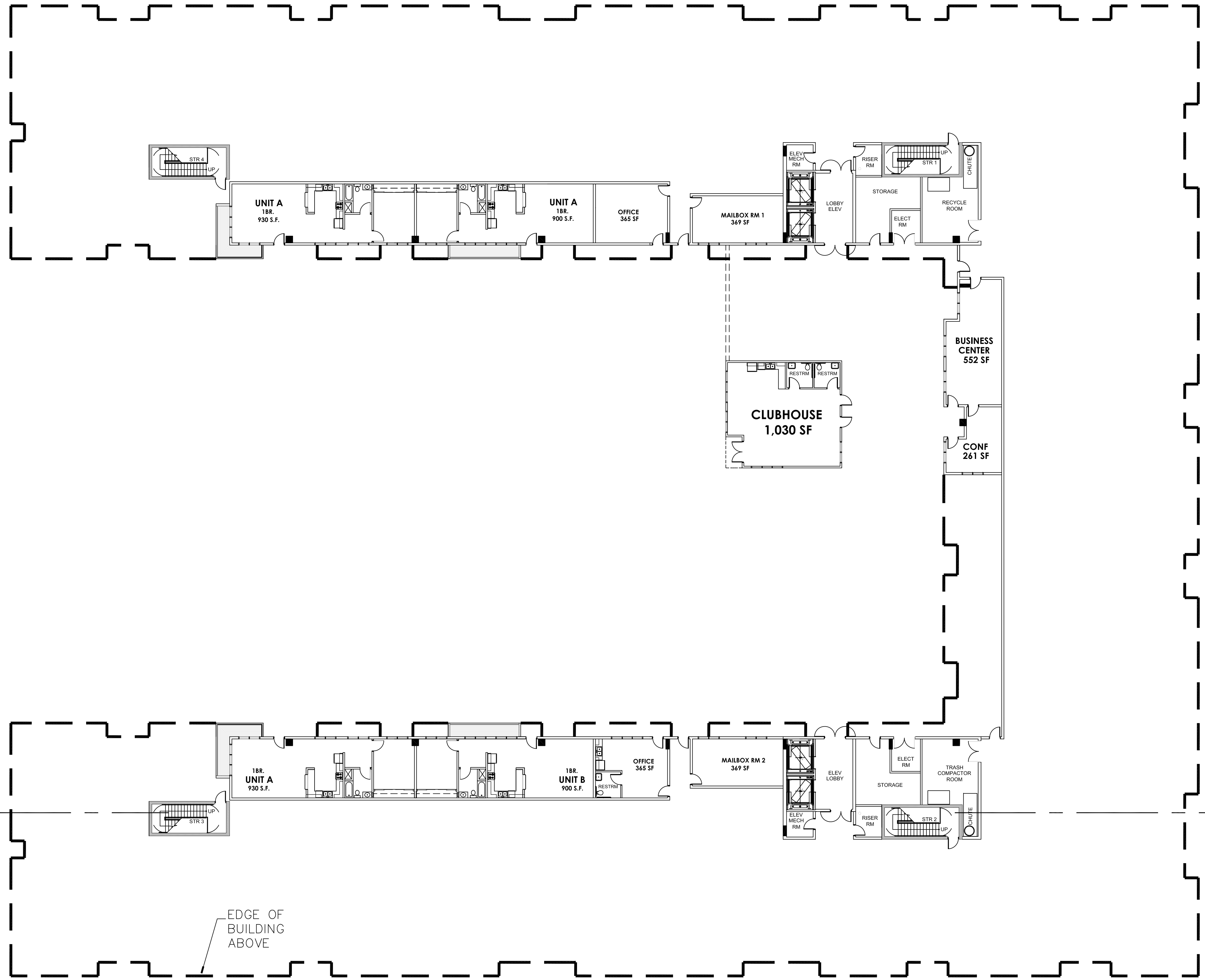
8TH AVE DEDICATION 4,464 SF
2ND ST DEDICATION 5,450 SF
TOTAL DEDICATION 9,914 SF



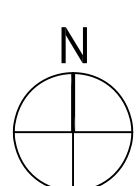
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CONSULTANT				
AGENCY APPROVAL				
ISSUANCE				
DATE	ISSUANCE			
CERTIFICATION SEAL				
TITLE ROADWAY DEDICATION PLAN				
PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	BRW	DATE	8.24.18	RWD-01
CKD BY	BRW	SCALE	1"=30'	



EDGE OF BUILDING
ABOVE



GROUND FLOOR PLAN

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

1

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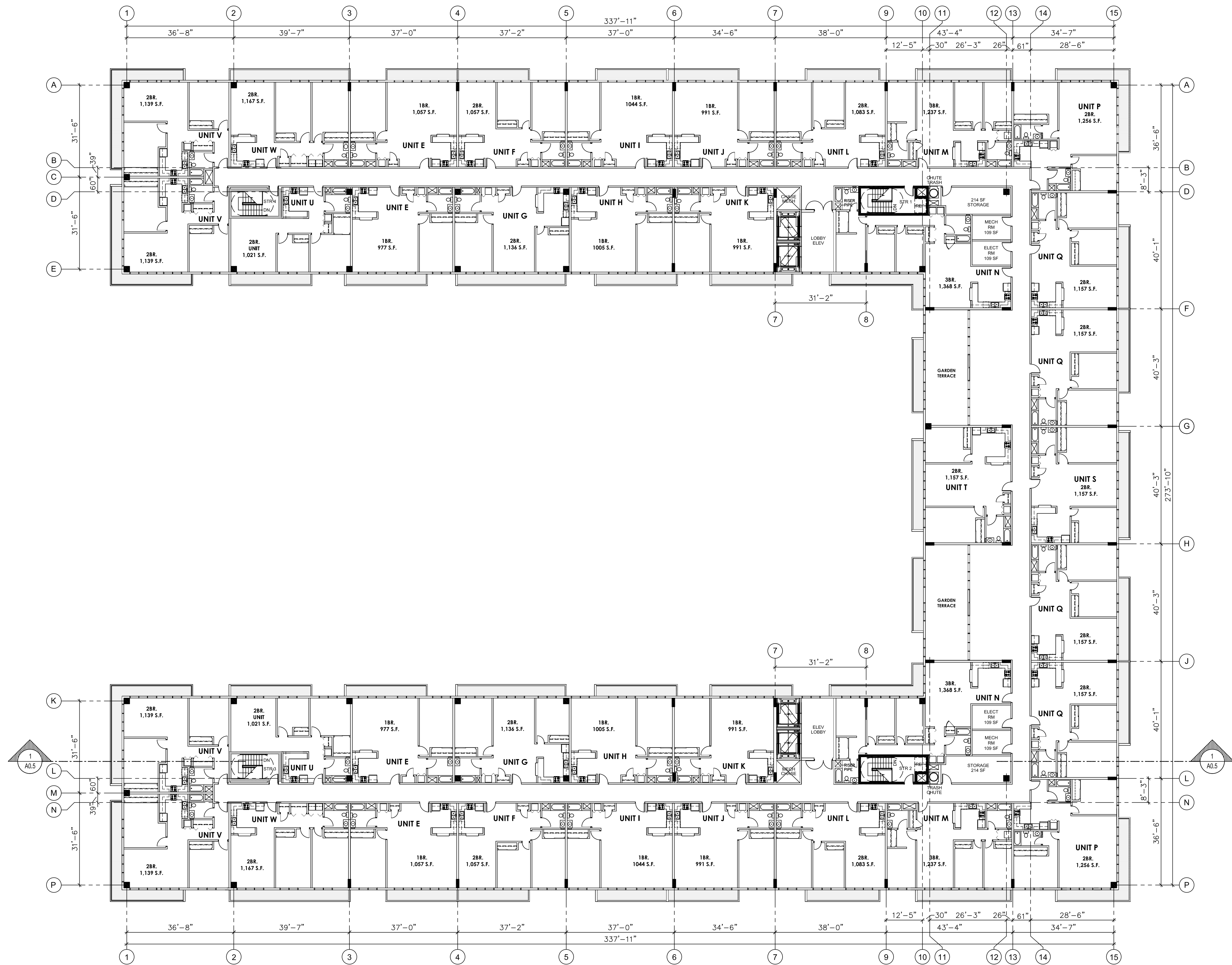
CONSULTANT

AGENCY APPROVAL

ISSUANCE	
DATE	ISSUANCE

CERTIFICATION SEAL

TITLE			
GROUND FLOOR PLAN			
PROJ. NO.	001	FILE NAME	COMMONS
DRAWN BY	BRW	DATE	8.27.18
CKD BY	BRW	SCALE	1/16"=1'
			A-01



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ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

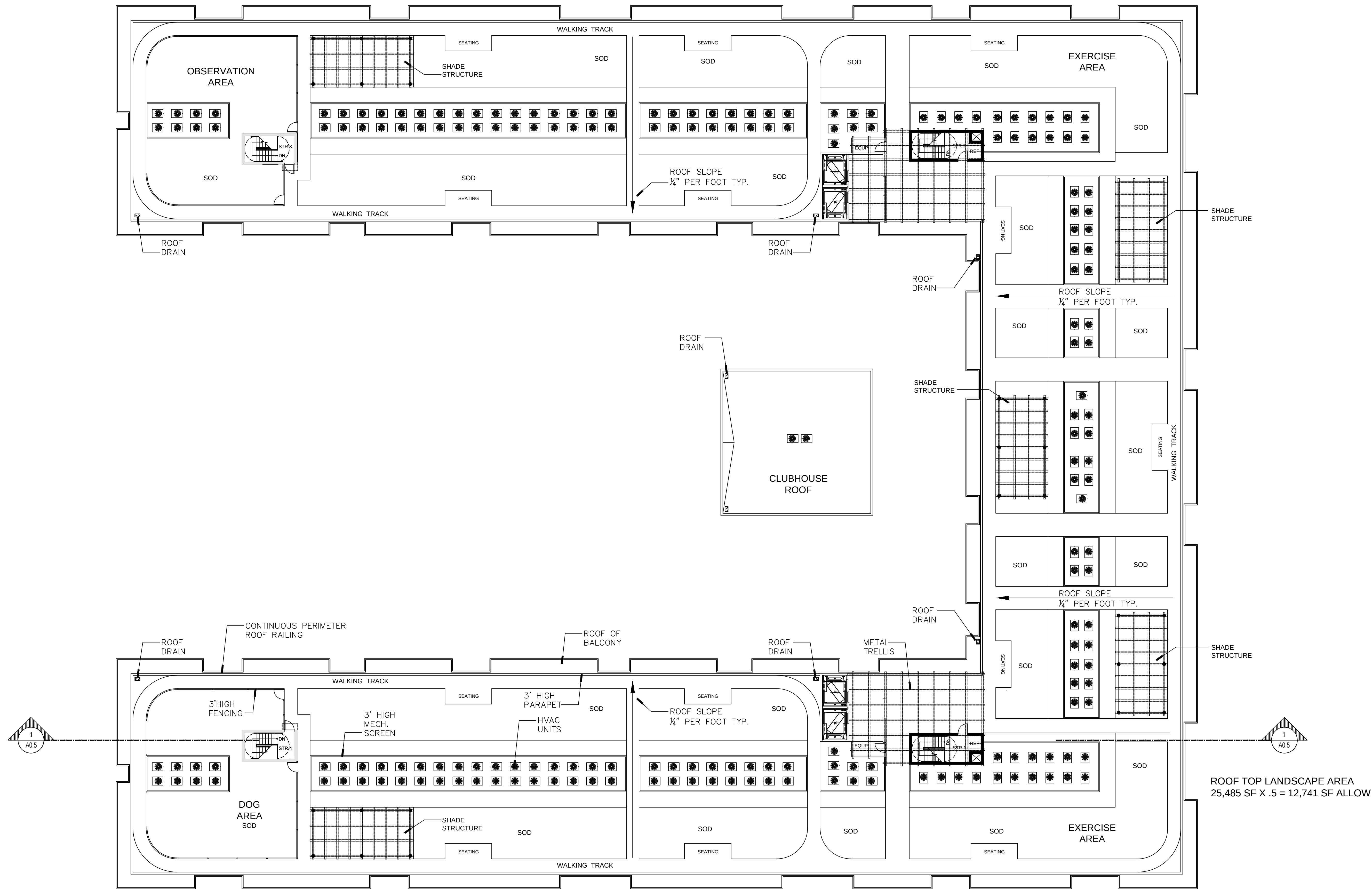
TITLE
3-6 FLOOR PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.	
DRAWN BY	BRW	DATE	8.26.18		
CKD BY	BRW	SCALE	1"=30'	A-03	

3-6 FLOOR PLANS

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

1



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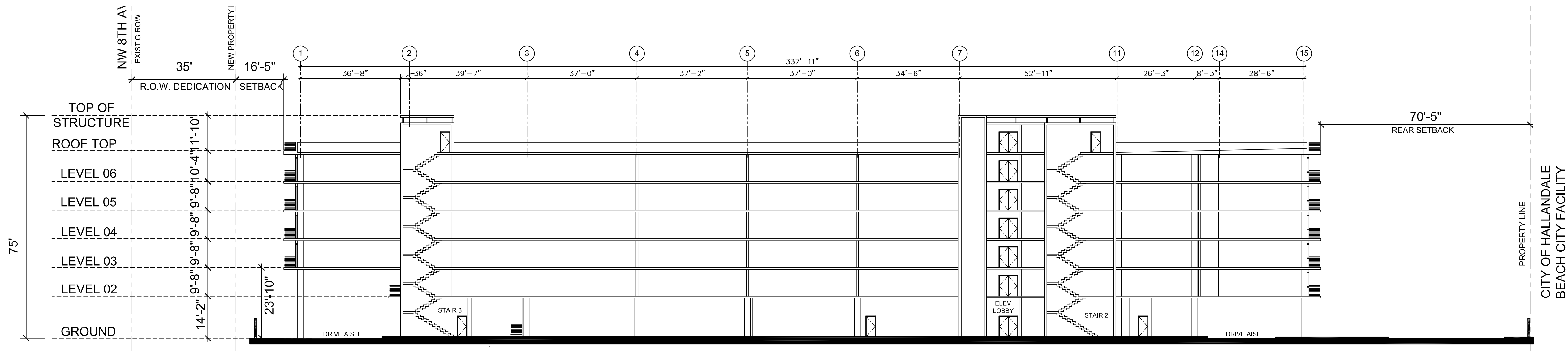
ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
ROOF PLAN

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	BRW	DATE	8.27.18	A-04
CKD BY	BRW	SCALE	1/16"=1'	



SECTION A

20" = 1'-0"

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AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE

SECTION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY		DATE	7.20.18	
CKD BY		SCALE		A-05



RENDERED EAST ELEVATION
20"=1'-0"



EAST ELEVATION
20"=1'-0"

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ISSUANCE

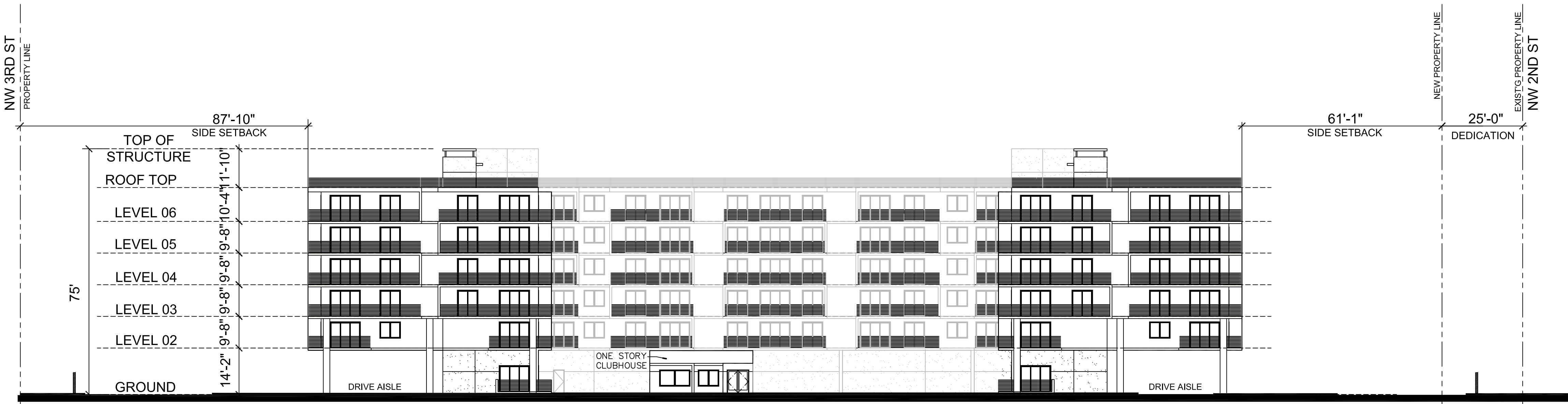
DATE	ISSUANCE

CERTIFICATION SEAL

TITLE

EAST
ELEVATION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-06



RECORD ARCHITECT



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AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
**WEST
ELEVATION**

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-07



RENDERED SOUTH ELEVATION
20"=1'-0"



SOUTH ELEVATION
20"=1'-0"

RECORD ARCHITECT



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AGENCY APPROVAL

ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
SOUTH
ELEVATION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-08



RENDERED NORTH ELEVATION

20"=1'-0"



NORTH ELEVATION

20"=1'-0"

RECORD ARCHITECT



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ISSUANCE

DATE	ISSUANCE

CERTIFICATION SEAL

TITLE
NORTH
ELEVATION

PROJ. NO.	001	FILE NAME	COMMONS	DRAWING NO.
DRAWN BY	DATE	7.20.18		
CKD BY	SCALE	AS NOTED		A-09