SITE DEVELOPMENT PLANS
FOR

HIGHLAND PARK *Village*

112 N.W. 3rd. AVENUE, HALLANDALE BEACH, FLORIDA 33009

(P & Z and Commission SUBMITTAL)

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OWNER :

HIGHLAND PARK VENTURES, L.L.C.
224 SOUTH DIXIE HIGHWAY
HALLANDALE BCH., FLORIDA 33009

CONTRACTOR :

SHANCO CONSTRUCTION CO.
224 SOUTH DIXIE HIGHWAY
HALLANDALE BCH., FLORIDA 33009
TEL. : (954) 454-6430
www.ShancoGroup.com

STRUCT. ENGINEER :

W.T. PATTERSON, P.E.
430 HOLIDAY DRIVE
HALLANDALE BCH., FLORIDA 33009
TEL. : (954) 456-4319

CIVIL ENGINEER :

HOLLAND ENGINEERING INC.
111 S. 21st. AVENUE
HOLLYWOOD, FLORIDA 33020
TEL. : (954) 367-0371

SURVEYOR :

ATLANTIC COAST SURVEYING, INC.
6125 STIRLING RD.
DAVIE, FLORIDA 33314
TEL. : (954) 587-2100

SHANCO
BUILDING GROUP

224 SOUTH DIXIE HIGHWAY, HALLANDALE BCH., FLORIDA 33009
TEL.: (954) 454-6430 FAX.: (954) 454-6450
www.ShancoGroup.com

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BROWARD ○ PALM BEACH ○ INDIAN RIVER
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CALL TOLL FREE
1-800-432-4770
S.U.N.S.H.I.N.E. UNDERGROUND UTILITIES NOTIFICATION CENTER

NOVEMBER , 2007

LEGAL DESCRIPTION

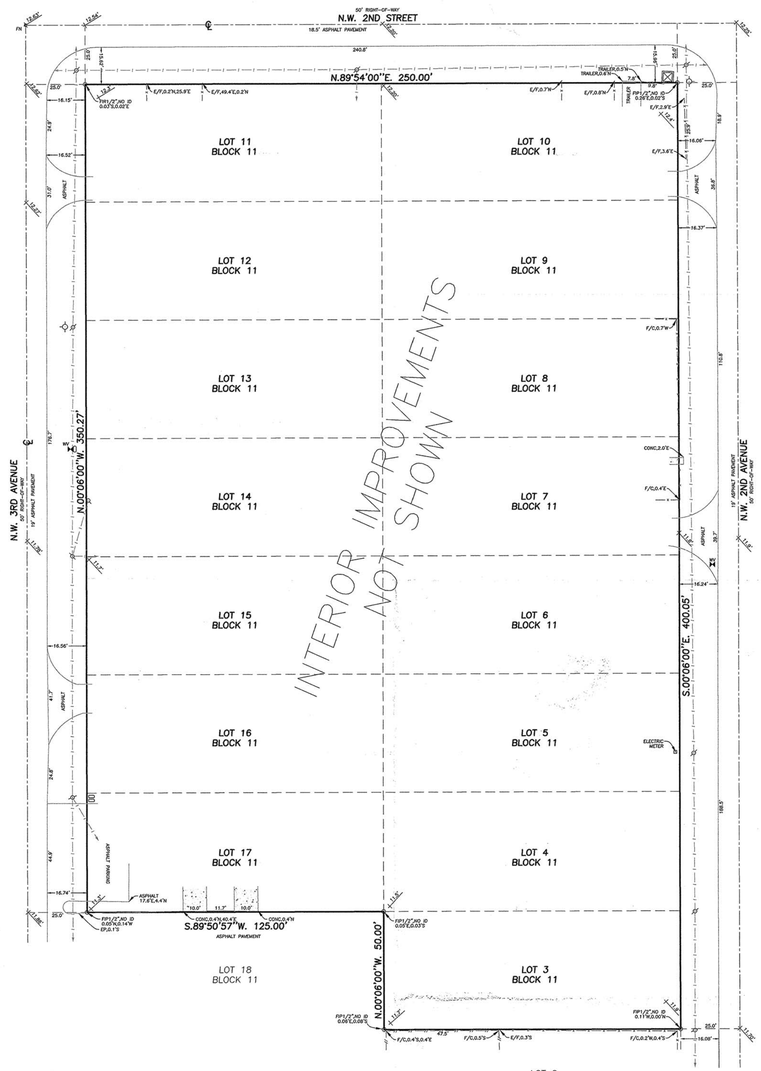
ALL OF LOTS 3 THROUGH 17, BLOCK 11, "TOWN OF HALLANDALE",ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
HIGHLANDS PARK VENTURES, LLC
SHANCO CONSTRUCTION

PROPERTY ADDRESS:
112 NW 3RD AVENUE
HALLANDALE, FL 33009

BOUNDARY SURVEY
INVOICE # 32300
SURVEY DATE 01/03/07

FLOOD ZONE X
MAP DATE 10/02/97
MAP NUMBER 125110 0318F
NLR



BENCHMARK DESCRIPTION: NORTH RIM OF INTERSECTION OF NW 4TH AVE. AND NW 1ST ST. ELEV=10.89

BENCHMARK DESCRIPTION: NORTH RIM OF INTERSECTION OF NW 1TH ST. AND NW 2ND AVE. ELEV=11.78

ABBREVIATIONS

P.R.M.	DENOTES PERMANENT REFERENCE MONUMENT
FN&D	DENOTES FOUND NAIL & DISC
FIR	DENOTES FOUND IRON ROD
FIP	DENOTES FOUND IRON PIPE
FH	DENOTES FIRE HYDRANT
CB	DENOTES CATCH BASIN
PP	DENOTES POWER POLE
SAN. MH	DENOTES SANITARY SEWER MANHOLE
SB BOX	DENOTES BELLSOUTH TELEPHONE CLOSURE
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
OH WIRE	DENOTES OVERHEAD WIRES
CLF	DENOTES CHAIN LINK FENCE
N.T.S.	DENOTES NOT TO SCALE
F/C	DENOTES FENCE CORNER
F/L	DENOTES FENCE LINE
W/F	DENOTES WOOD FENCE
EP	DENOTES EDGE OF PAVEMENT
HDCP	DENOTES HANDICAPPED PARKING SPACE
CONC.	DENOTES CONCRETE
BW	DENOTES BACK OF WALK
FN&D	DENOTES FOUND NAIL AND DISC
BC	DENOTES BUILDING CORNER
POC	DENOTES POINT OF COMMENCEMENT
POB	DENOTES POINT OF BEGINNING
PRC	DENOTES POINT OF REVERSE CURVE
PNF	DENOTES CORNER NOT FOUND
FP&L	DENOTES FLORIDA POWER AND LIGHT COMPANY
ORB	DENOTES OFFICIAL RECORDS BOOK
PG	DENOTES PAGE
SP&C	DENOTES SET 1/2" PIN & CAP # 5495
SN&D	DENOTES SET NAIL & DISC # 5495

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS OR OTHER MATTERS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS SHOWN HEREON, IF SHOWN, REFERENCE VERTICAL DATUM OF 1929 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE, WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS OF BUILDINGS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.1' WIDE UNLESS OTHERWISE NOTED.
10. ONLY VISIBLE ENCROACHMENTS ON PROPERTY BOUNDARIES NOTED.
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

CENTERLINE
WOOD FENCE
METAL FENCE
CONC. CHAIN LINK
WOOD
BRICK PAVERS
CONCRETE BLOCK WALL
OVERHEAD WIRES
CONCRETE FENCE
GUY ANCHOR
DENOTES ELEVATION
MONITORING WELL
CABLE JUNCTION BOX
POWER/LIGHT POLE
WATER METER
FP&L/SBT PAD

ABBREVIATIONS SEE BACK OF THIS PAGE)

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

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

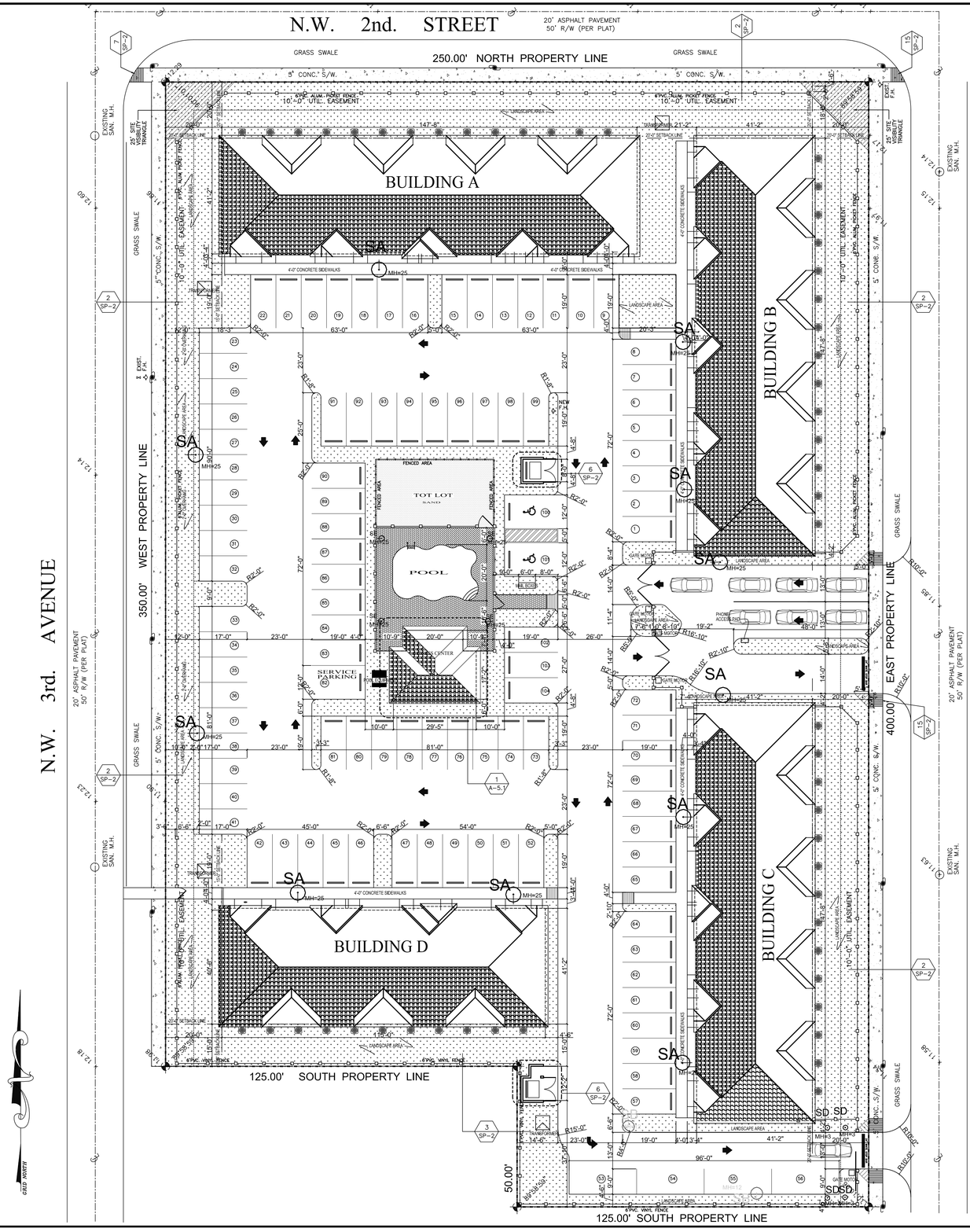
01/11/07 PJS

PAUL J. STONELL, PROFESSIONAL LAND SURVEYOR — FLORIDA CERTIFICATION NO. 5241

Atlantic Coast
SURVEYING, INC.
LB NO. 5495

6125 STIRLING RD. BROWARD (954)587-2100
DAVIE, FLORIDA 33314 PALM BEACH (561)488-9628
FAX (954)587-5418

© 2007 ATLANTIC COAST SURVEYING INC.



SCALE: 1"=20'-0"

SITE PLAN

LEGAL DESCRIPTION:

ALL OF LOTS 3 THROUGH 17, INCLUSIVE OF BLOCK 11, OF "TOWN OF HALLANDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SITE INFORMATION/ BUILDING SUMMARY

SITE INFORMATION:

1)– ZONING: PROPOSED RM–25 (RESIDENTIAL MULTIFAMILY)

PROPOSED LAND USE DESIGNATION:	RM–25
EXISTING LAND USE DESIGNATION:	RD–12

2)– LOT AREA: – GROSS SQUARE FEET = – ACRE

ALLOWABLE UNITS:	25 PER ACRE (25 UNITS X 2.15) = 54 UNITS
PROVIDED UNITS:	53 UNITS

3)– NET LOT AREA: 93,750.00 NET SQUARE FEET = 2.15 ACRE

4)– IMPERVIOUS CALCULATION:

GROUND FLOOR BUILDING:

BUILDING "A"	5,971.0 S.F.;	6.36%
BUILDING "B"	5,971.0 S.F.;	6.36%
BUILDING "C"	5,971.0 S.F.;	6.36%
BUILDING "D"	4,650.0 S.F.;	4.96%
CLUBHOUSE	653.0 S.F.;	.70%
GATE HOUSE	72.0 S.F.;	.08%
VEHICULAR PAVED AREA	37,619.0 S.F.;	40.12%
CONCRETE WALKWAYS	4,191.0 S.F.;	4.47%
DECORATIVE PAVED AREAS	1,248.0 S.F.;	1.35%
	66,346.0 S.F.;	70.76%

5)– PERVIOUS AREA:

REQUIRED	PROVIDED	
32,813.0 S.F. (35%)	27,404.0 S.F.;	29.34%
– LANDSCAPED AREA AT 10' BUFFER =	7,527.0 S.F.;	

6)– PARKING

	REQUIRED	PROVIDED
7 UNITS x 2.0 PARKING (3 BED)	14 SPACES	
42 UNITS x 1.75 PARKING (2 BED)	74 SPACES	
4 UNITS x 1.5 PARKING (1 BED)	6 SPACES	
GUEST SPACE 10%	10 SPACES	
TOTAL	104	104 SPACES

7)– SETBACKS

	REQUIRED	PROVIDED
FRONT	30'–0" (MIN)	20'–0"
REAR	25'–0" (MIN)	20'–0"
LEFT SIDE	20'–0" (MIN)	20'–0"
RIGHT SIDE	20'–0" (MIN)	15' & 25'–0"

BUILDING SUMMARY: BLDG. R–3, TYPE VI–B

1)– BUILDING HEIGHT:

ALLOWED:	< 85 FT.	
PROVIDED:	3–STORIES	36'–8" RIDGE OF ROOF

2)–BUILDING SQUARE FOOT AREAS:

	LOWER LEVEL UNITS	FIRST FLOOR TOWNHOMES	SECOND FLOOR TOWNHOMES	TOTAL
BUILDING "A" (14 UNITS)	5,791 S.F.	5,791 S.F.	5,791 S.F.	17,373.0 S.F.
BUILDING "B" (14 UNITS)	5,791 S.F.	5,791 S.F.	5,791 S.F.	17,373.0 S.F.
BUILDING "C" (14 UNITS)	5,791 S.F.	5,791 S.F.	5,791 S.F.	17,373.0 S.F.
BUILDING "D" (11 UNITS)	4,650 S.F.	4,650 S.F.	4,650 S.F.	13,950.0 S.F.

3)–UNIT SQUARE FOOT AREAS:

UNIT TYPE A (7 UNITS)
3 BEDROOMS — AREA OF UNIT = 1,262.0 S.F.

UNIT TYPE B (8 UNITS)
2 BEDROOMS — AREA OF UNIT = 1,179.0 S.F.

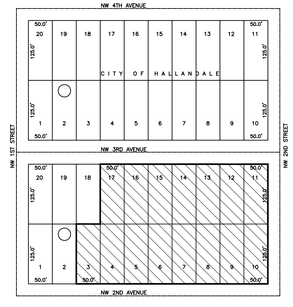
UNIT TYPE C (4 UNITS)
1 BEDROOMS — AREA OF UNIT = 753.0 S.F.

UNIT TYPE D (30 UNITS)
2 BEDROOMS — F.F. AREA OF UNIT = 535.0 S.F.
S.F. AREA OF UNIT = 662.0 S.F.
TOTAL OF UNIT = 1,197.0 S.F.

UNIT TYPE D2 (4 UNITS)
2 BEDROOMS — F.F. AREA OF UNIT = 592.0 S.F.
S.F. AREA OF UNIT = 662.0 S.F.
TOTAL OF UNIT = 1,254.0 S.F.

4)–RECREATION BUILDING AREA:
POOL AREA = 520.0 S.F.

PROJECT DATA



LOCATION MAP

REVISIONS	BY

Highland Park
112 N.W. 3rd. AVENUE, HALLANDALE BEACH, FLORIDA 33009

SHANCO CONSTRUCTION
224 SOUTH DIXIE HIGHWAY
HALLANDALE BCH., FL. 33009
TEL.: (954) 454-6430
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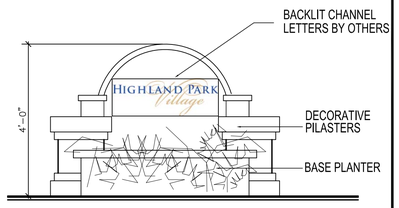
W.T. Patterson (P.E.)
Registered Professional Engineer #14327
430 HOLIDAY DRIVE, HALLANDALE BCH., FL. 33009
TEL.: (954) 456-4319 FAX.: (954) 929-8988

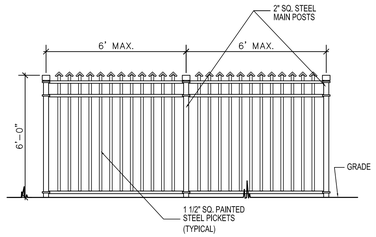
SEAL

DATE	SEPT., 2007
SCALE	AS NOTED
BY	C.R.W.
JOB	–
SHT	SP–1



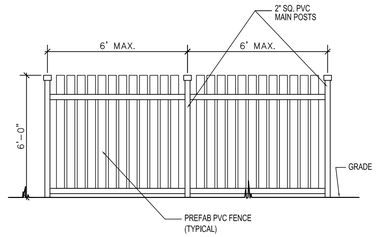
NOT TO SCALE

1 MONUMENTAL SIGN



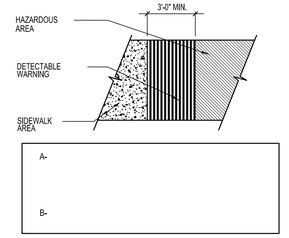
NOT TO SCALE

2 6'-0" (H) ALUMINUM FENCE



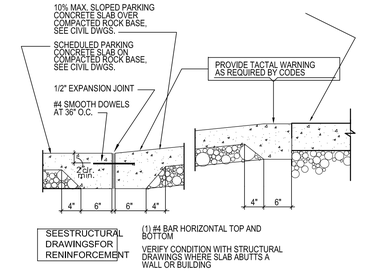
NOT TO SCALE

3 6'-0" (H) PVC FENCE



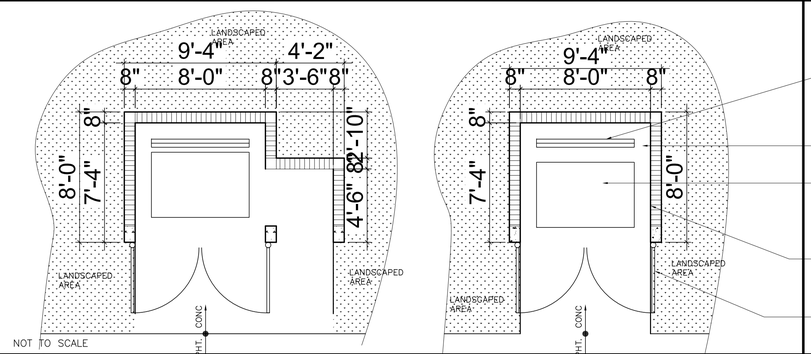
NOT TO SCALE

4 DETECTABLE WARNING DTL.



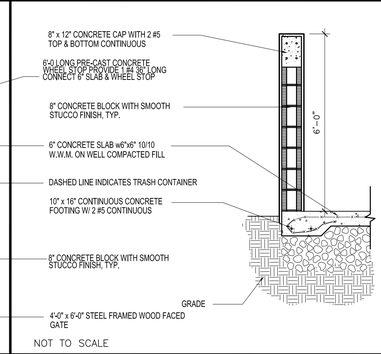
NOT TO SCALE

5 APRON DETAIL



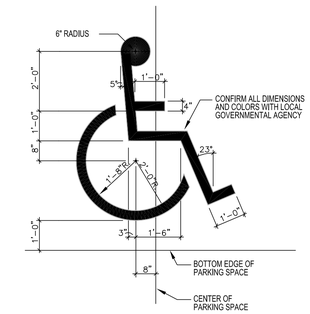
NOT TO SCALE

6 CMU DUMPSTER ENCLOSURE



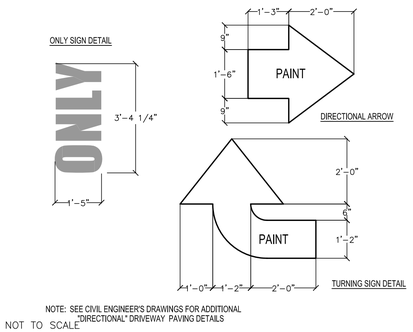
NOT TO SCALE

7 CMU DUMPSTER WALL SECTION



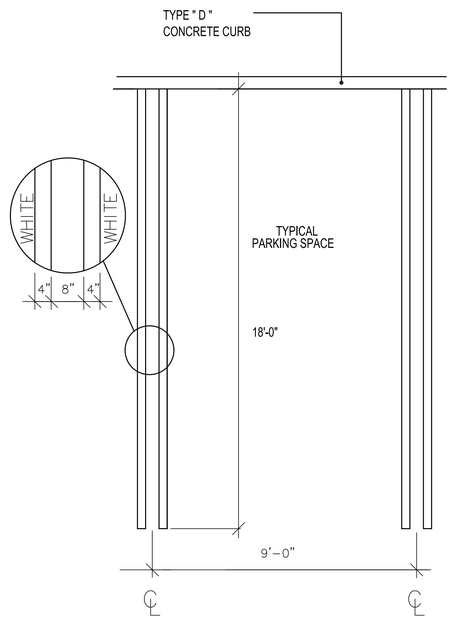
NOT TO SCALE

8 ARROW DETAILS



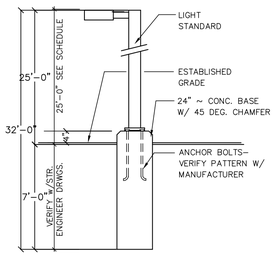
NOT TO SCALE

9 MONUMENT SIGN



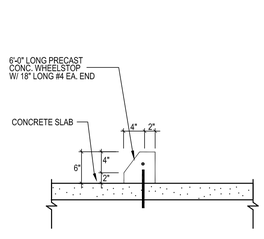
NOT TO SCALE

13 PARKING STALL DETAIL



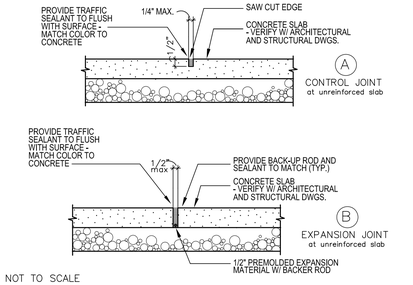
NOT TO SCALE

10 DISABLED PARKING SIGN



NOT TO SCALE

11 WHEEL STOP DETAIL



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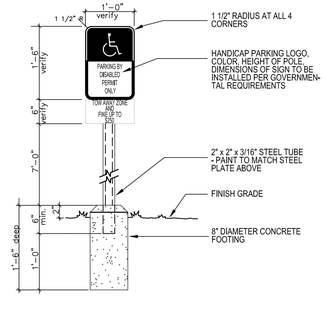
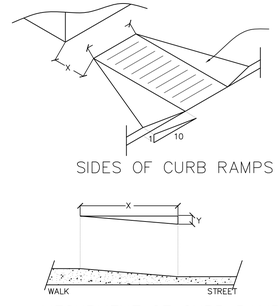
12 CONTROL JOINTS



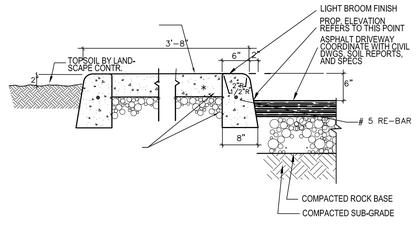
NOT TO SCALE

14 SIGN POLE DETAIL



NOT TO SCALE

15 RAMP CURB DTL.



NOT TO SCALE

16 CONCRETE SIDEWALK DTL.

REVISIONS	BY

Highland Park Village
112 N.W. 3rd. AVENUE, HALLANDALE BEACH, FLORIDA 33009

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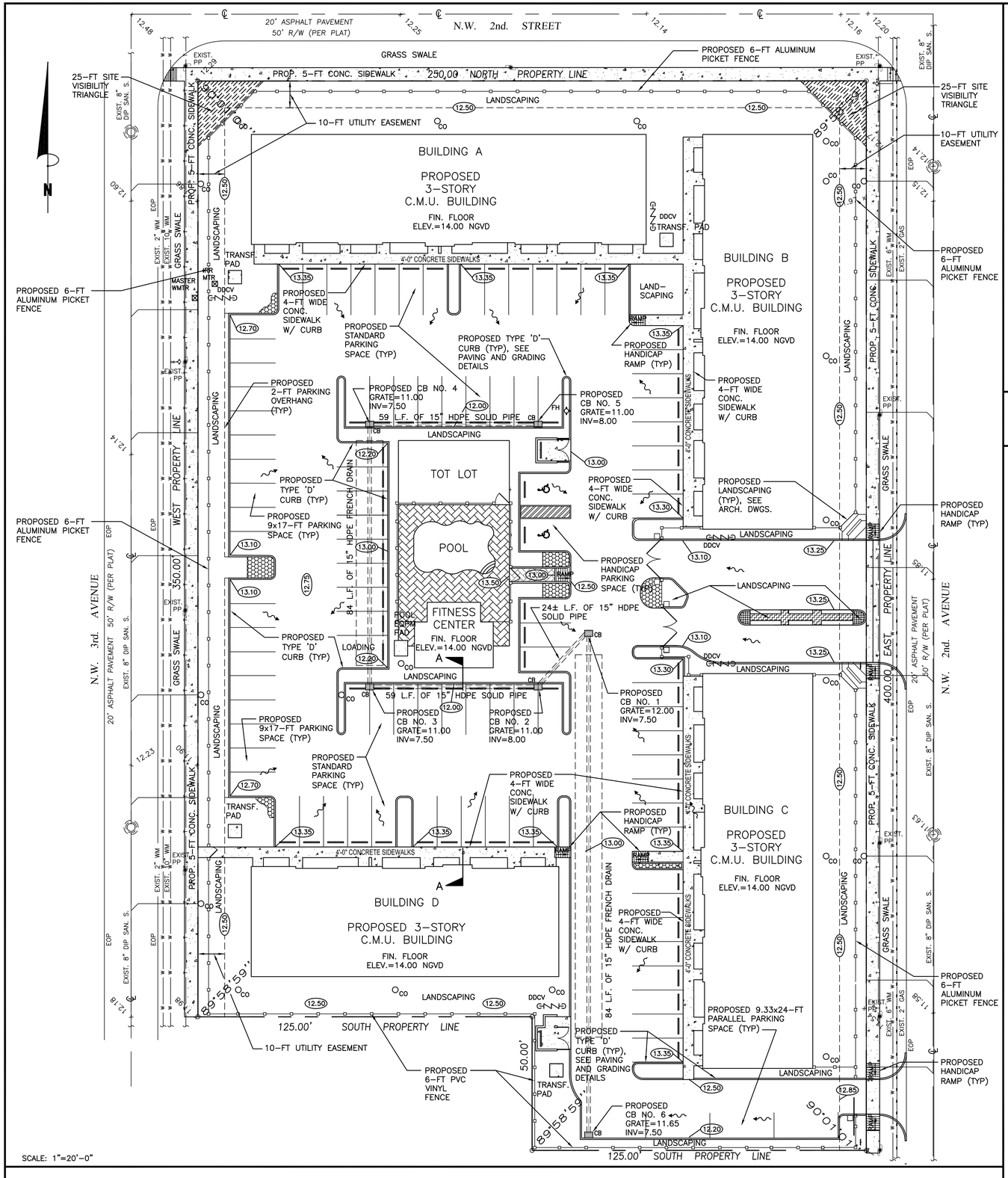
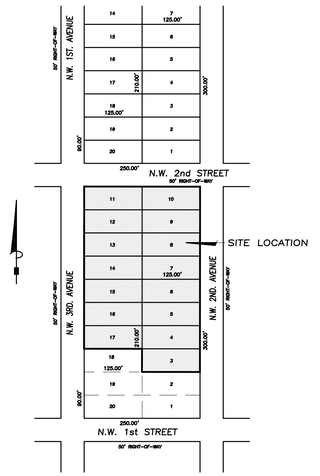
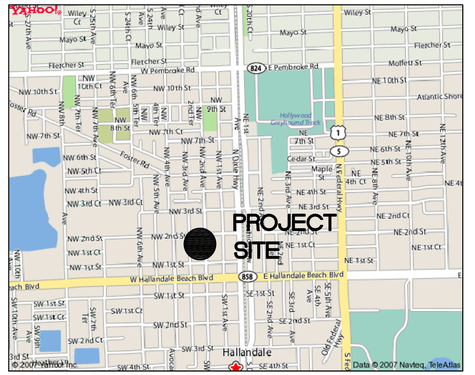
JOB	—
SHT	SP-2



PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN



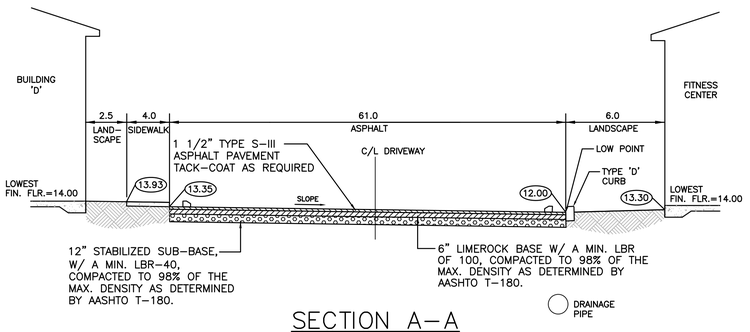
SITE MAP



LOCATION MAP

LEGAL DESCRIPTION:

ALL OF LOTS 3 THROUGH 17, INCLUSIVE OF BLOCK 11, OF "TOWN OF HALLANDALE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.



SECTION A-A

N.T.S.

PERMIT SET

1. *MUST BE ON SITE AT ALL TIME DURING CONSTRUCTION.*

MATERIAL

1. *ALL MATERIAL USED AND INSTALLATIONS MADE WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY ENGINEERING DIVISION AND FDOT "MINIMUM STANDARDS".*

NOTICE INSPECTION REQUIRED

1. *24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY CONTACT THE BROWARD COUNTY ENGINEERING DIVISION AT (954) 357-6233 AND FDOT (954) 777-4373 FOR INSPECTION.*

NOTE

1. *APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.*

BROWARD COUNTY PUBLIC WORK DEPARTMENT
ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT-OF-WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS

CALL 48 HOURS BEFORE YOU DIG
It's the Law
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED BRICK PAVERS
- 8.60 PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- WM PROPOSED WATER METER
- CB PROPOSED CATCH BASIN
- SIGN PROPOSED SIGN (AS INDICATED)
- CO PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED DOUBLE DETECTOR CHECK VALVE
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- CB EXISTING CATCH BASIN
- + 7.10 EXISTING ELEVATION
- WPP EXISTING WOOD POWER POLE
- MH EXISTING MANHOLE (AS DESIGNATED)
- WM EXISTING WATER METER
- — X — EXISTING FENCE

HEI PROJ. NO.-06-71

REVISIONS	BY

HIGHLAND PARK
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HOLLAND ENGINEERING INC.
civil engineers
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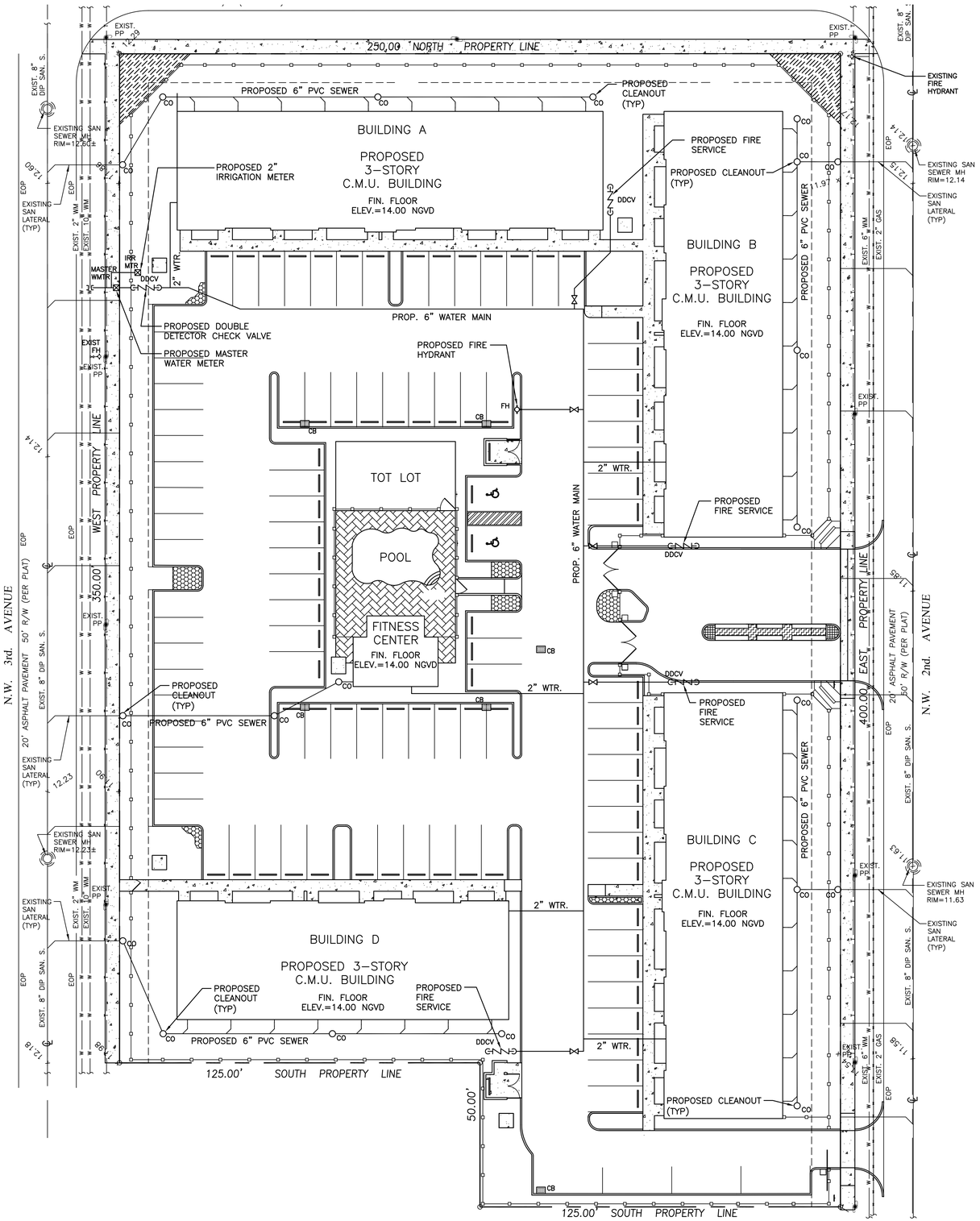
(954)367-0371 . (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

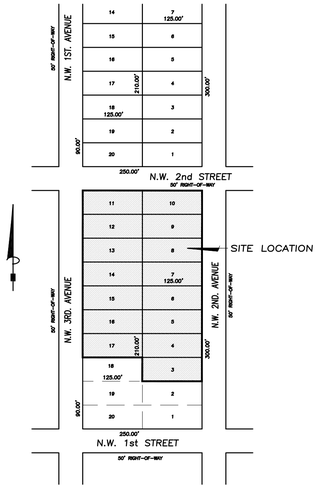
SEAL

DATE	MAY., 2007
SCALE	AS NOTED
BY	KJH
JOB	DE-0510
SHT	C-1



SCALE: 1" =20'-0"

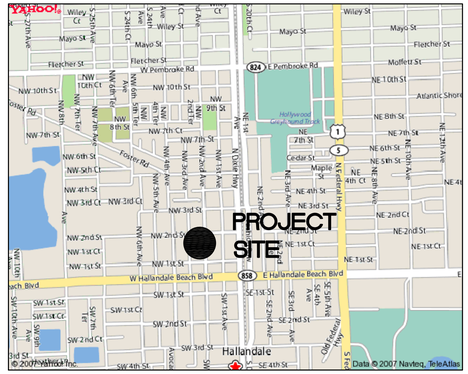
SITE MAP



LOCATION MAP

SECTION 28, TOWNSHIP 51 S, RANGE 42 E

NTS



PERMIT SET

1. *MUST BE ON SITE AT ALL TIME DURING CONSTRUCTION.*

MATERIAL

1. *ALL MATERIAL USED AND INSTALLATIONS MADE WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY ENGINEERING DIVISION AND FDOT "MINIMUM STANDARDS".*

NOTICE INSPECTION REQUIRED

1. *24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT-OF-WAY CONTACT THE BROWARD COUNTY ENGINEERING DIVISION AT (954) 357-6233 AND FDOT (954) 777-4373 FOR INSPECTION.*

NOTE

1. *APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.*

BROWARD COUNTY PUBLIC WORK DEPARTMENT
ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT-OF-WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS

CALL 48 HOURS BEFORE YOU DIG
It's the Law!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LEGEND

WM	PROPOSED WATER METER
CB	PROPOSED CATCH BASIN
SIGN	PROPOSED SIGN (AS INDICATED)
CO	PROPOSED CLEANOUT
	PROPOSED RPZ BACKFLOW PREVENTER
	PROPOSED DOUBLE DETECTOR CHECK VALVE
	PROPOSED PIPING
	EXISTING PIPING AND APPURTENANCES
BT	EXISTING BURIED TELEPHONE
FOC	EXISTING BURIED FIBER OPTIC CABLE
GAS	EXISTING BURIED GAS MAIN
OE	EXISTING OVERHEAD ELECTRIC
SS	EXISTING BURIED SANITARY SEWER PIPING
ST	EXISTING BURIED STORM PIPING
W	EXISTING BURIED WATER MAIN
CB	EXISTING CATCH BASIN
+ 7.10	EXISTING ELEVATION
PP	EXISTING WOOD POWER POLE
MH	EXISTING MANHOLE (AS DESIGNATED)
WM	EXISTING WATER METER
X	EXISTING FENCE

PRELIMINARY WATER AND SEWER PLAN

HEI PROJ. NO.-06-71

REVISIONS	BY

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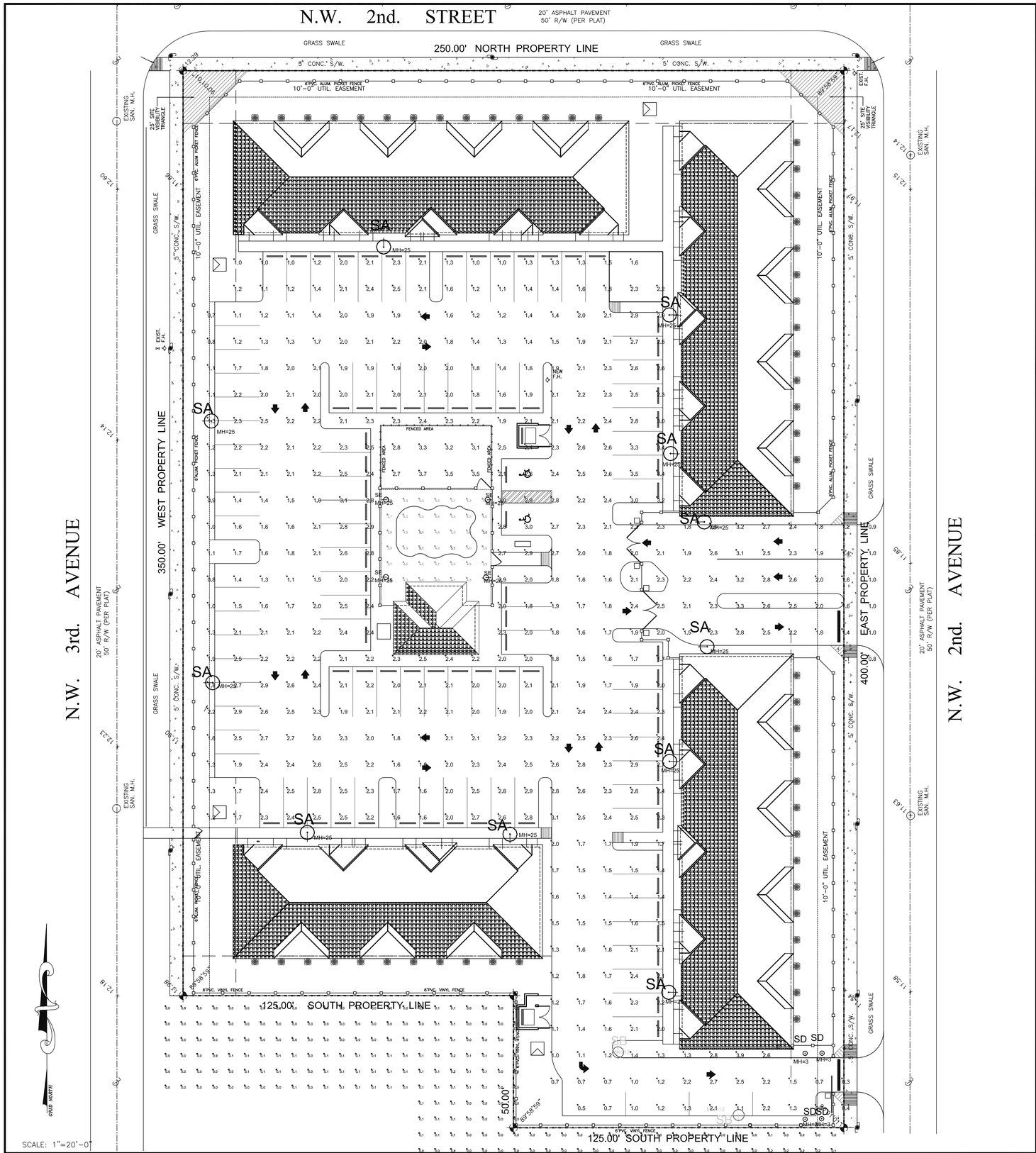

PHOTOMETRIC PLAN

Luminaire Schedule														
Project: Highland Park Site.dwg -- 15 Oct 07 -- 21:32:56														
Symbol	Qty	Label	Arrangement	Lumens	LDD	LLD	LLF	Description	Total Watts	No. Lamps	Total Lumens	MANUFACTURER	LUMINAIRE CATALOG NUMBER	LAMP
	11	SA	SINGLE	29000	0.75	0.8	0.600	MON-2 T4-200PS-SEG/25' AFG FIBER POLE	400	1	29000	VISIONAIRE LIGHTING, LLC	MON-2 T4-200PS-SEG	VERTICAL POSITION ED28 CLEAR - VENTURE LAMP MS 350w/VIPS with VENTURE BALLAST V900T530
	1	SB	SINGLE	9000	0.75	0.8	0.600	MON-1 T3-100PS-VLFG-SEG FLAT LENS/14' AFG FIBER POLE	125	1	9000	VISIONAIRE LIGHTING, LLC	MON-1 T3-100PS-VLFG-SEG FLAT LENS	VERTICAL POSITION ED17 CLEAR - VENTURE LAMP MS 100w/VIPS with VENTURE BALLAST V900S932
	4	SE	SINGLE	21000	0.75	0.8	0.600	MON-2 T4-200PS-SEG/25' AFG FIBER POLE	235	1	21000	VISIONAIRE LIGHTING, LLC	MON-2 T4-200PS-SEG	VERTICAL POSITION ED28 CLEAR - VENTURE LAMP MS-200w/VIPS with VENTURE BALLAST V900T330

Numeric Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
CalcPts Parking Area	Illuminance	Fc	2.01	3.9	0.3	6.70	13.00	483
CalcPts Pool Area	Illuminance	Fc	4.34	5.1	3.5	1.24	1.46	42
CalcPts Adjacent Property	Illuminance	Fc	0.04	0.2	0.0	N.A.	N.A.	368

LIGHTING NOTES:

1. ALL PHOTOMERTY BASED ON USE OF VENTURE UNI-FORM PULSE START LAMP AND BALLAST SYSTEMS.
2. PROVIDING ANY OTHER LAMP AND BALLAST COMBINATION WILL REQUIRE NEW PHOTOMETRIC CALCULATIONS FOR THIS PROJECT.
3. ANY "SUBSTITUTE" PHOTOMETRIC CALCULATIONS MUST BE SIGNED AND SEALED BY A REGISTERED ENGINEER IN ORDER FOR SAID SUBMITTAL TO BE CONSIDERED.
4. ANY "SUBSTITUTE" PHOTOMETRIC CALCULATIONS MUST BE SUBMITTED AT LEAST 10 DAYS PRIOR TO ACTUAL PROJECT BID DATE.
5. USE OF VENTURE UNI-FORM PULSE START LAMP AND BALLAST COMBINATION QUALIFIES FOR VENTURE'S "ONE CALL" SYSTEM WARRANTY FOR BOTH BALLASTS AND LAMPS.

LIGHTING FIXTURE SCHEDULE

REVISIONS	BY

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SEAL

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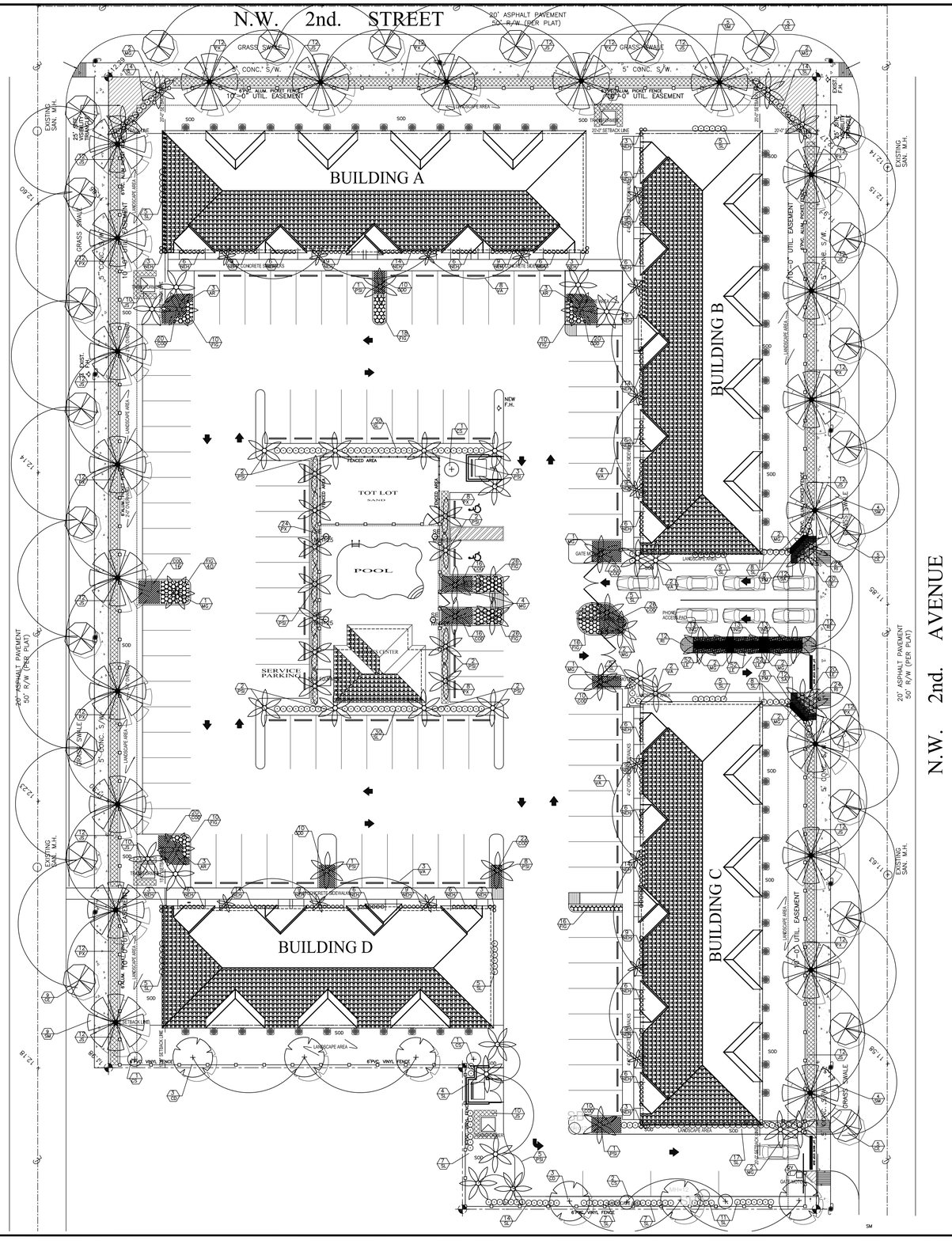
BY	C.R.W.
JOB	–
SHT	PH-1



SCALE: 1"=20'-0"

LANDSCAPE PLAN

PLANT LIST:

TREES:

KEY	BOTANICAL NAME / COMMON NAME	QUANITY	SIZE	NATIVE	TREE CREDIT RATIO / COUNT	COMMENTS
CE	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	25	10'-12" O.A., 5'-6" SPR.	YES	OUTSITE	3" CAL. @ DBH
CD	COCOLOBA DIVERSIFOLIA / PIGEON PLUM	6	10' HT., 5'-0" SPR.	YES		3" CAL. @ DBH
CS	CONOCARPUS ERECTUS SERICEUS / SILVER BUTTONWOOD	5	8.5" MIN. HT., 4" SPR.	YES	1 : 1 = 5 TREES	3" CAL. @ DBH
SM	SWETENIA MAHOGANY/MAHOGANY	22	3" CAL., 20' HT. X 5' SPR., MIN. 5' C.T.	NO	1 : 1 = 22 TREES	
AR	ARECASTRUM ROMANZOFFIANUM / QUEEN PALM	9	12'- O.A. HT. 12' SPR.	NO	2 : 1 = 5 TREES	
PSI	PTYCHOSPERMA ELEGANS / ALEXANDER PALM	28	12'- O.A. HT. TRIPLE	NO	2 : 1 = 14 TREES	
MG	DOYTONEA ELATA/ ROYAL PALM	19	15' O.A. HT. 12' SPR.	YES	1 : 1 = 19 TREES	3-4 WOOD
VA	VEITCHIA ARECINA/MONTGOMERY PALM	19	6-15" HT. 12' SPREAD.	NO		

TOTAL ONSITE TREES= 108
TOTAL OUTSITE TREES= 25
TOTAL PROPOSED TREES= 133
TOTAL TREE CREDIT= 65

1 TREE: 1,500 SQFT / 93,750 SQFT= 63 TREES REQUIRED

SHRUBS:

KEY	BOTANICAL NAME / COMMON NAME	QUANITY	SIZE	NATIVE	COMMENTS
PX	CHRYSOBALANUS ICACO"RED TIP"/RED TIP COCOPLUMBS	170	24" HT., 24" SPR.	YES	
SL	HYMENOCALLIS LATIFOLIA/ SPIDER LILY	213	24" HT., 24" SPR.	NO	3 GAL CONTAINER; 24" ON CENTER; 18 SPR., 24" O.C.
FIG	FICUS MICROCARPA / GREEN ISLAND	120		NO	3 GAL. CONTAINER, 12" SPR., 18"O.C.
NEH	NEPHROLEPIS EXALTATA / SWORD FERN	290		YES	1 GAL. CONTAINER, 12" SPR., 18" O.C.
CDD	CODAIEUM VARIEGATUM / MAMMEY CROTON	192	18" HT., 18" SPR.,	NO	3 GAL., 18" SPR., 24' O.C.
JS	JASMINIUM SPP. / JASMINE	172	12"-16" O.A.H.	NO	3 GAL CONTAINER; 24" ON CENTER; PLANT WIDTH 12" MIN.
ING	IXORA NORA GRANT / PINK IXORA	39	24" HIGH 24" SPR.	NO	3 GAL CONTAINER; 24" ON CENTER; PLANT WIDTH 12" MIN.
PM	PODOCARPUS MAKI / JAP TEW	16	4'-0" HIGH 24" SPR.	NO	
RI	RHAPHIOLEPSIS INDICA ALBA / INDIAN HAWTHORN	72	18" HIGH 18" SPR.	NO	
SA	SCHEFFLERA ARBORICOLA / TRINETTE	24	18" HIGH 18" SPR.	NO	
LE	LIRIOPE EVERGREEN GIANT / LILY TURF	196	GAL. 12" O.C.	NO	

TOTAL PROPOSED SHRUBS= 1,504

MINIMUM TREE/SITE REQUIREMENTS

NATIVES TREES:	28	27 %
NOT NATIVES TREES:	78	73 %
NATIVES SHRUBS:	460	31 %
NOT NATIVES SHRUBS:	1044	69 %

3 DIFFERENT TREE SPECIES REQ'D -7 PROVIDED

NOTES:

1. SOD SHALL BE ST AUGUSTINE 'FLORITAM'
2. SITE SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE AND 75% OVERLAP INSTALLED WITH A RAIN SENSOR.
3. PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.

GENERAL LANDSCAPE NOTES

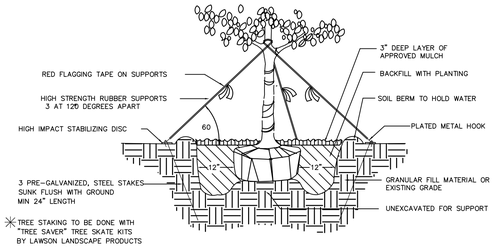
1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO.1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, SECOND EDITION, FEB. 1998.
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILORGANITE PER 6 CU. YDS.
5. TREES & PALMS GUARANTEED FOR 180 DAYS- SHRUBS 90 DAYS.
6. APPLY 3" MELALEUCA/EUCALYTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES,PLANT NAMES,SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST,THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL HATCHED AREAS AS NOTED ON PLAN ARE TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
10. ALL LANDSCAPED AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP.
11. TREES & PALMS TO BE STAKED AS SHOWN IN PLANTING DETAIL IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
12. ALL PLANT BEDS TO SPRAYED WITH "ROUND-UP" PRIOR TO PLANT INSTALLATION.
13. ALL SABAL PALM FRONDS TO BE REMOVED PRIOR TO PLANTING.

IRRIGATION. ALL LANDSCAPED AREAS SHALL RECEIVE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE W/ THE CITY OF HALLANDALE CODE OF ORDINANCES, THE F.B.C., THE FLORIDA STATE STATUTES, AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

IRRIGATION SYSTEMS SHALL BE ZONED ACCORDING TO THE SPECIFIC NEEDS OF THE PLANTS WITHIN THE IRRIGATION ZONES;

A RAIN SENSOR DELAY SHALL BE INSTALLED ON ALL IRRIGATION SYSTEMS

ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE W/ THE CITY OF HALLANDALE LANDSCAPE SPECIFICATIONS MANUAL.

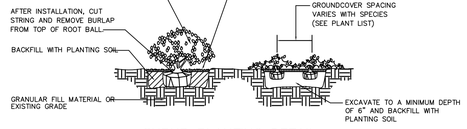


TREE PLANTING DETAIL

FOR TREES UP TO 16' HT. N.T.S.

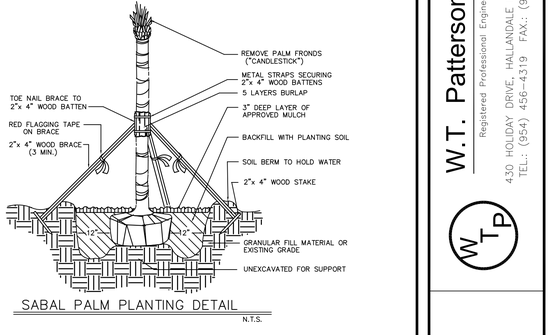
NOTE:

TO THE BEST OF OUR PROFESSIONAL KNOWLEDGE, THERE IS NO UNDERGROUND UTILITIES WHERE TREES ARE PROPOSED-ON THE LANDSCAPE PLANS.



SHRUB PLANTING DETAIL

N.T.S.



SABAL PALM PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES & DETAILS

REVISIONS	BY

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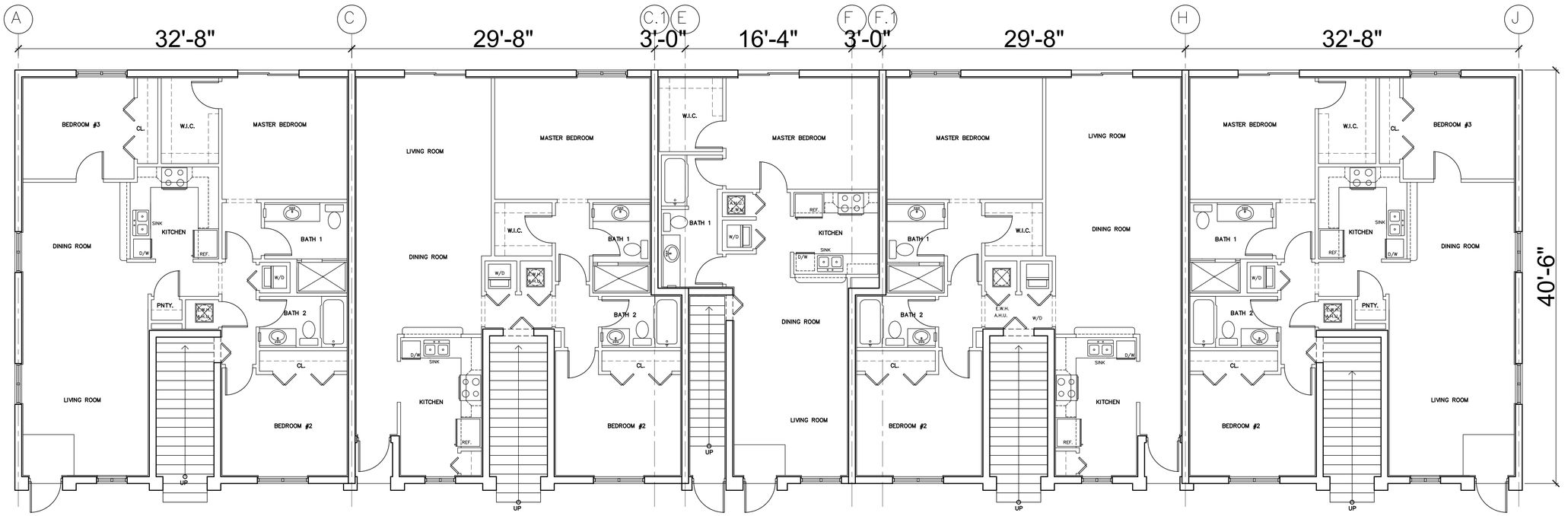
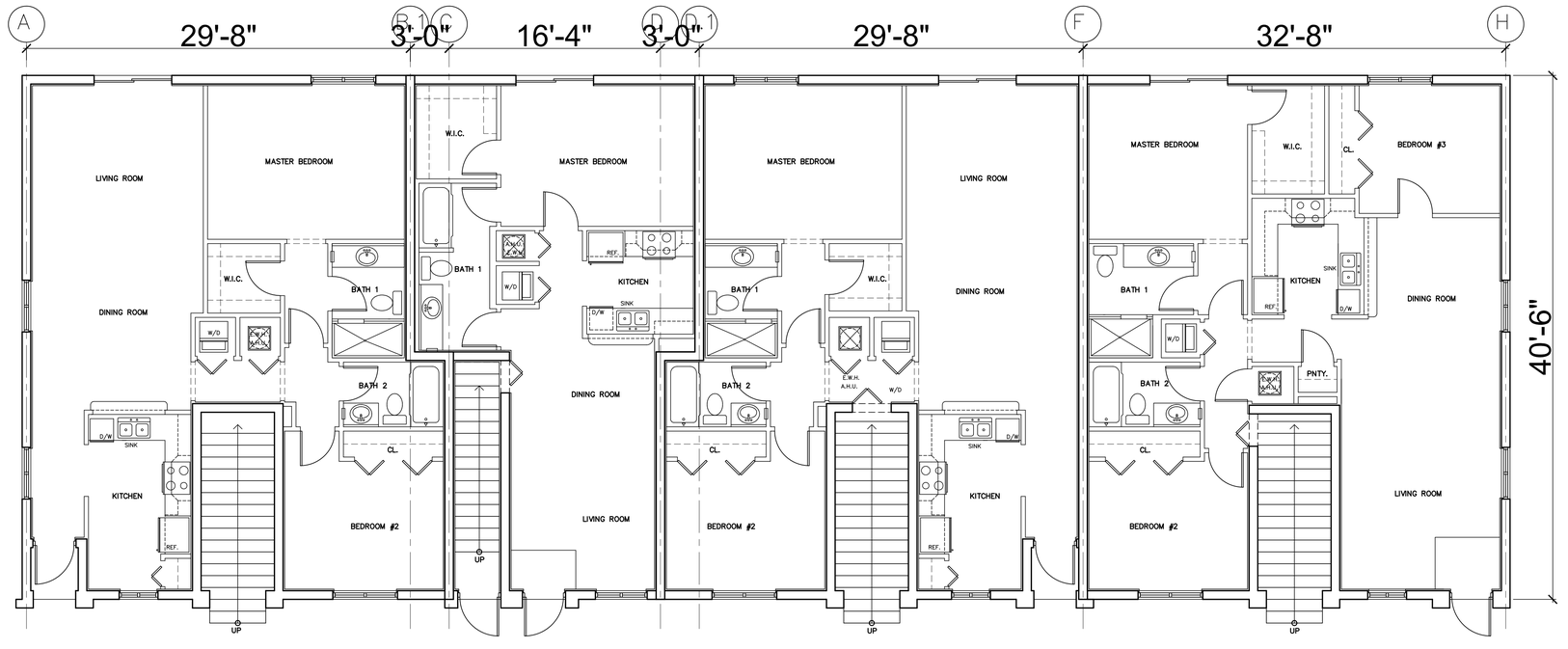
JOB	—
SHT	L-1



SCALE: 3/16"=1'-0"

BUILDING "A", "B" & "C" FLOOR PLAN - 1st. FLR.



SCALE: 3/16"=1'-0"

BUILDING "D" FLOOR PLAN - 1st. FLR.

REVISIONS	BY

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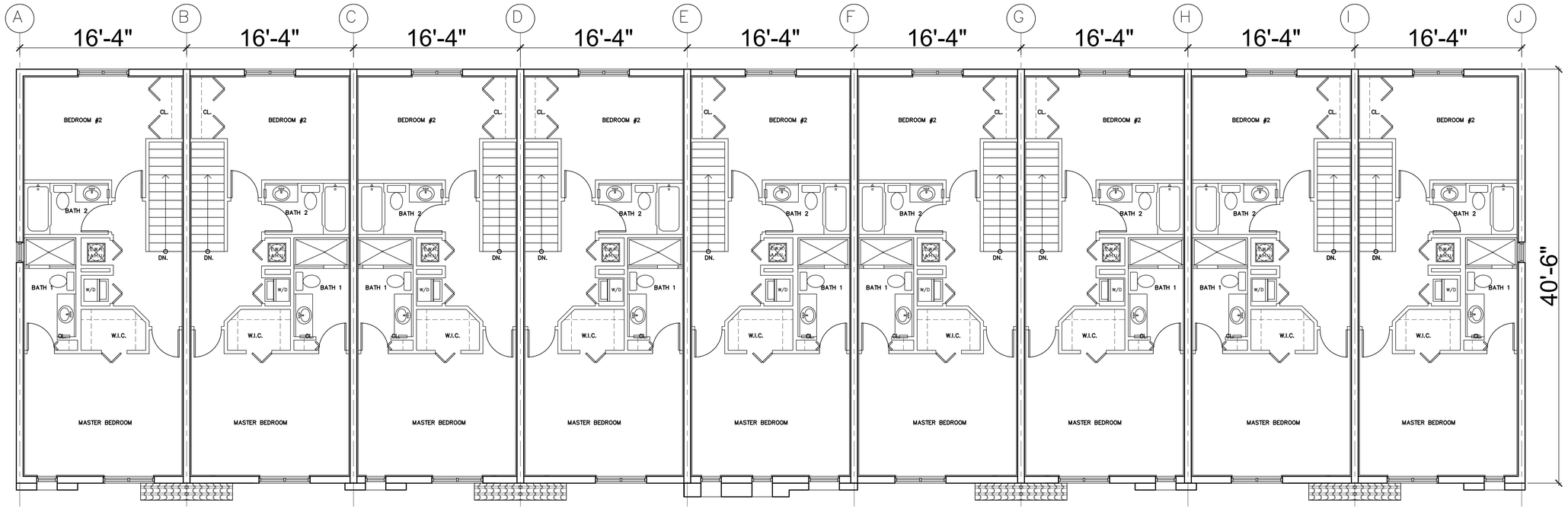
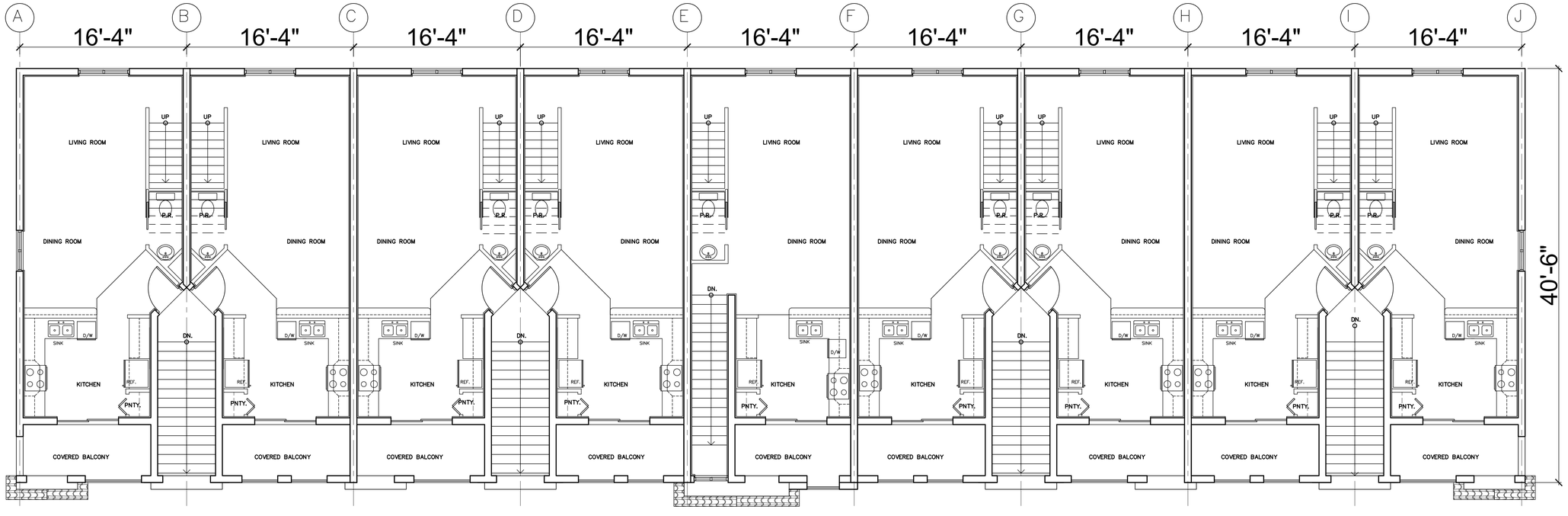
JOB	—
SHT	A-1.1



SCALE: 3/16"=1'-0"

BUILDING "A", "B" & "C" FLOOR PLAN - 3nd. FLR.



SCALE: 3/16"=1'-0"

BUILDING "A", "B" & "C" FLOOR PLAN - 2nd. FLR.

REVISIONS BY

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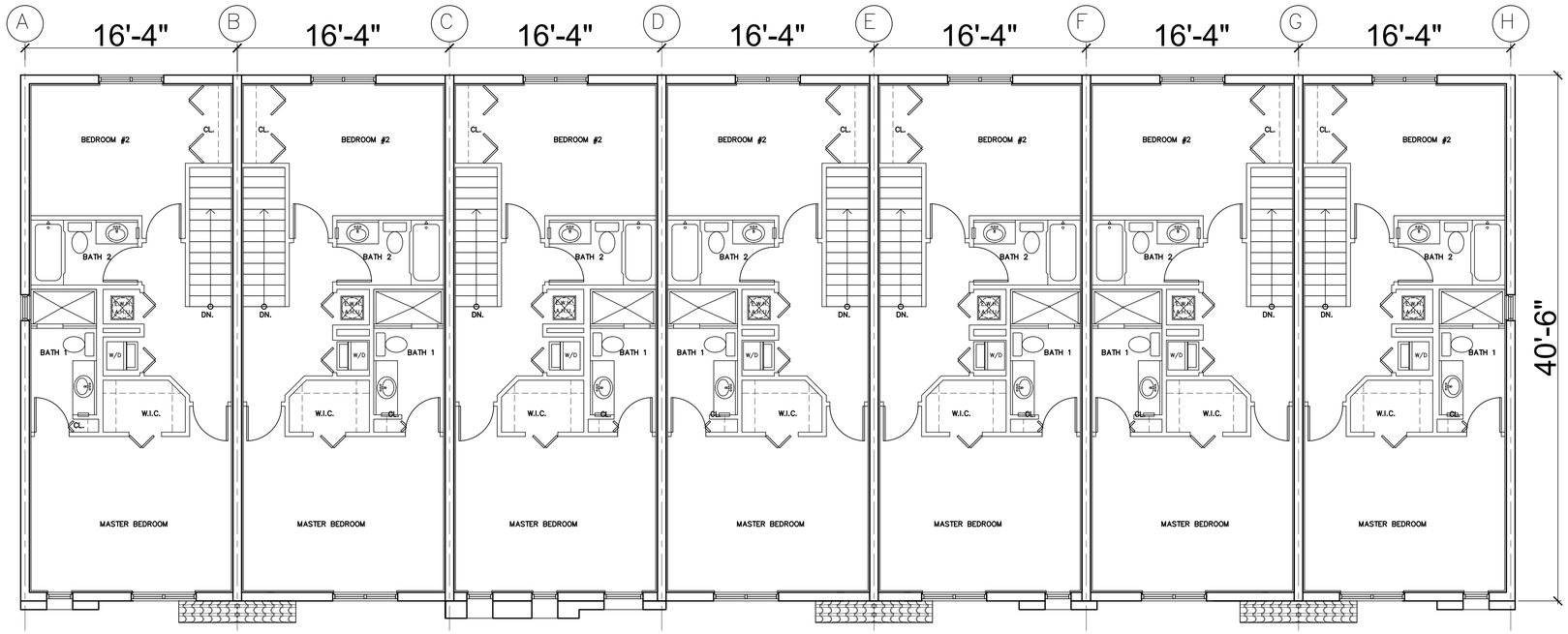
SHT	A-1.2



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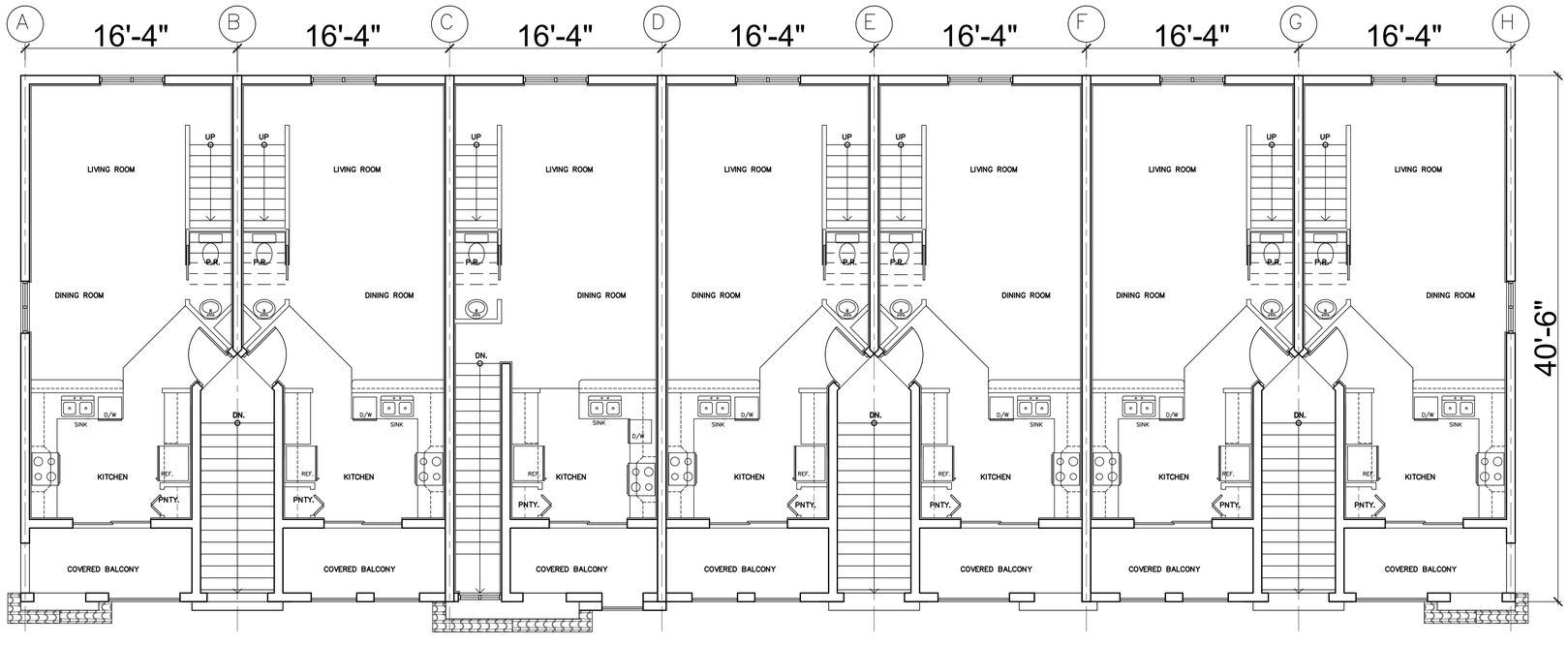
BUILDING "D" FLOOR PLAN - 3rd. FLR.



SCALE: 1"=10'-0"

BUILDING "D" FLOOR PLAN - 2nd. FLR.

REVISIONS	BY

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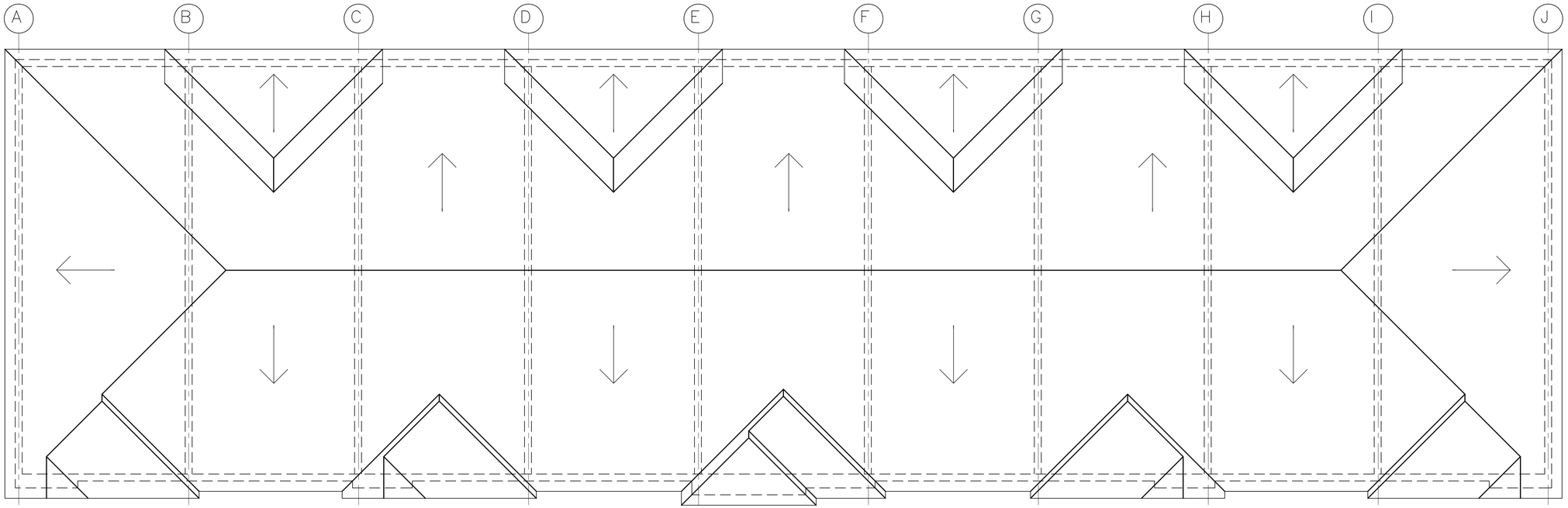
SHT	A-1.3



SCALE: 3/16"=1'-0"

BUILDING "A", "B" & "C" ROOF PLAN

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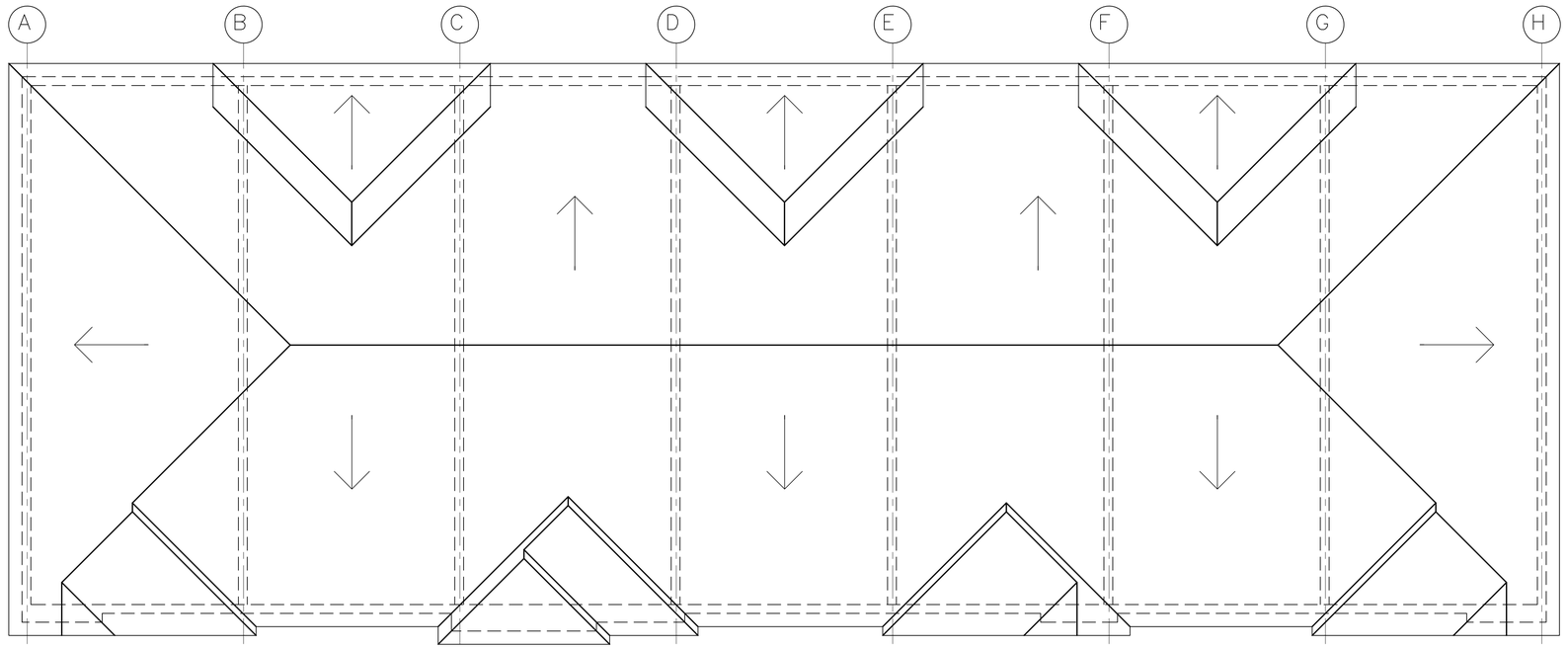
SHT	A–2.1



SCALE: 3/16"=1'-0"

BUILDING "D" ROOF PLAN

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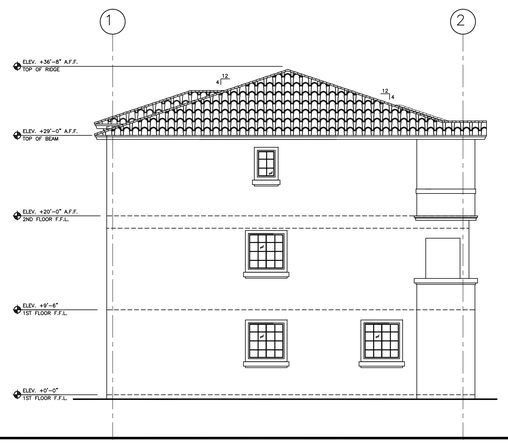
JOB	—
SHT	A-2.2

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

BUILDING "A", "B" & "C" FRONT ELEVATION

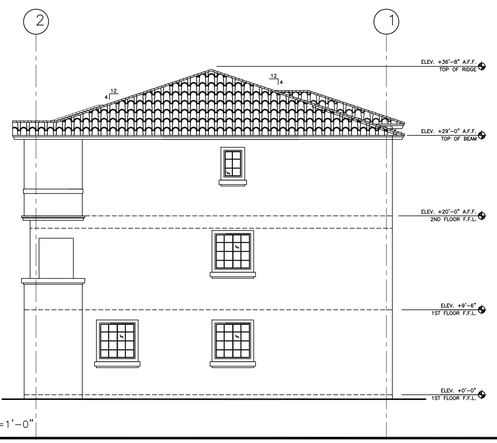
SCALE: 1/8"=1'-0"

BUILDING "A", "B" & "C" REAR ELEVATION



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

BUILDING "A", "B" & "C" LEFT SIDE



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

BUILDING "A", "B" & "C" RIGHT SIDE

REVISIONS	BY

Highland Park

112 N.W. 3rd. AVENUE, HALLANDALE BEACH, FLORIDA 33009

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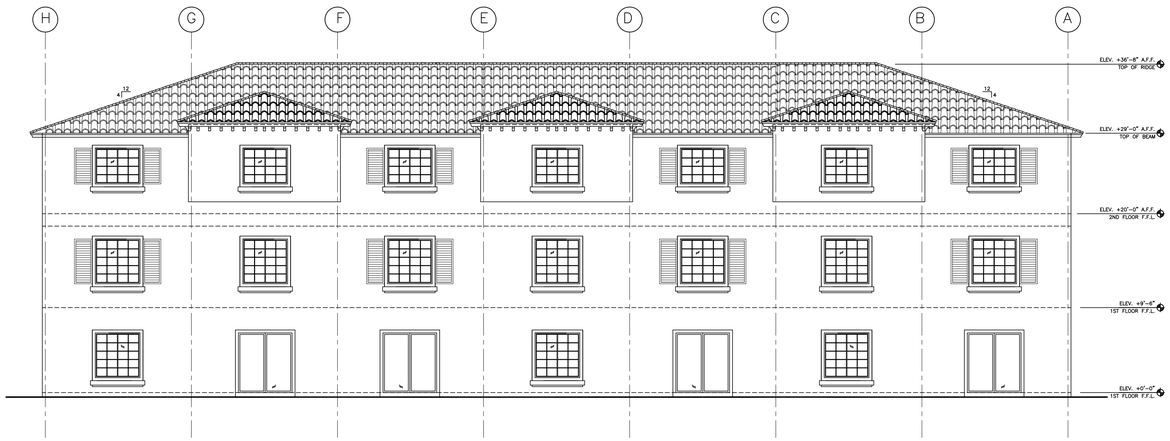
TEL.: (954) 456-4319 FAX.: (954) 929-8988

SEAL

DATE	SEPT., 2007
SCALE	AS NOTED
BY	C.R.W.
JOB	–
SHT	A-3.1

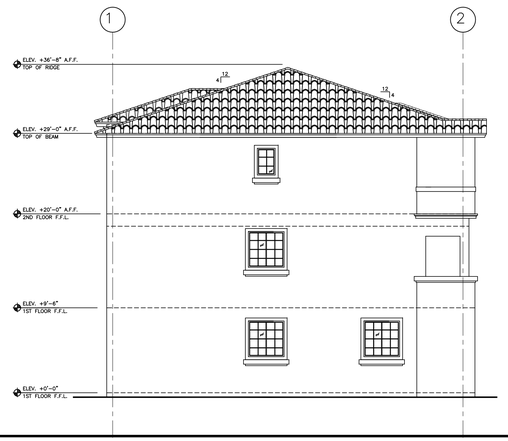
SCALE: 1/8"=1'-0"

BUILDING "D" FRONT ELEVATION



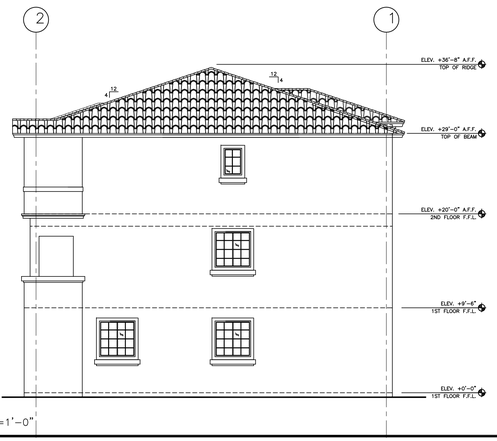
SCALE: 1/8"=1'-0"

BUILDING "D" REAR ELEVATION



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

BUILDING "D" LEFT SIDE



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

BUILDING "D" RIGHT SIDE

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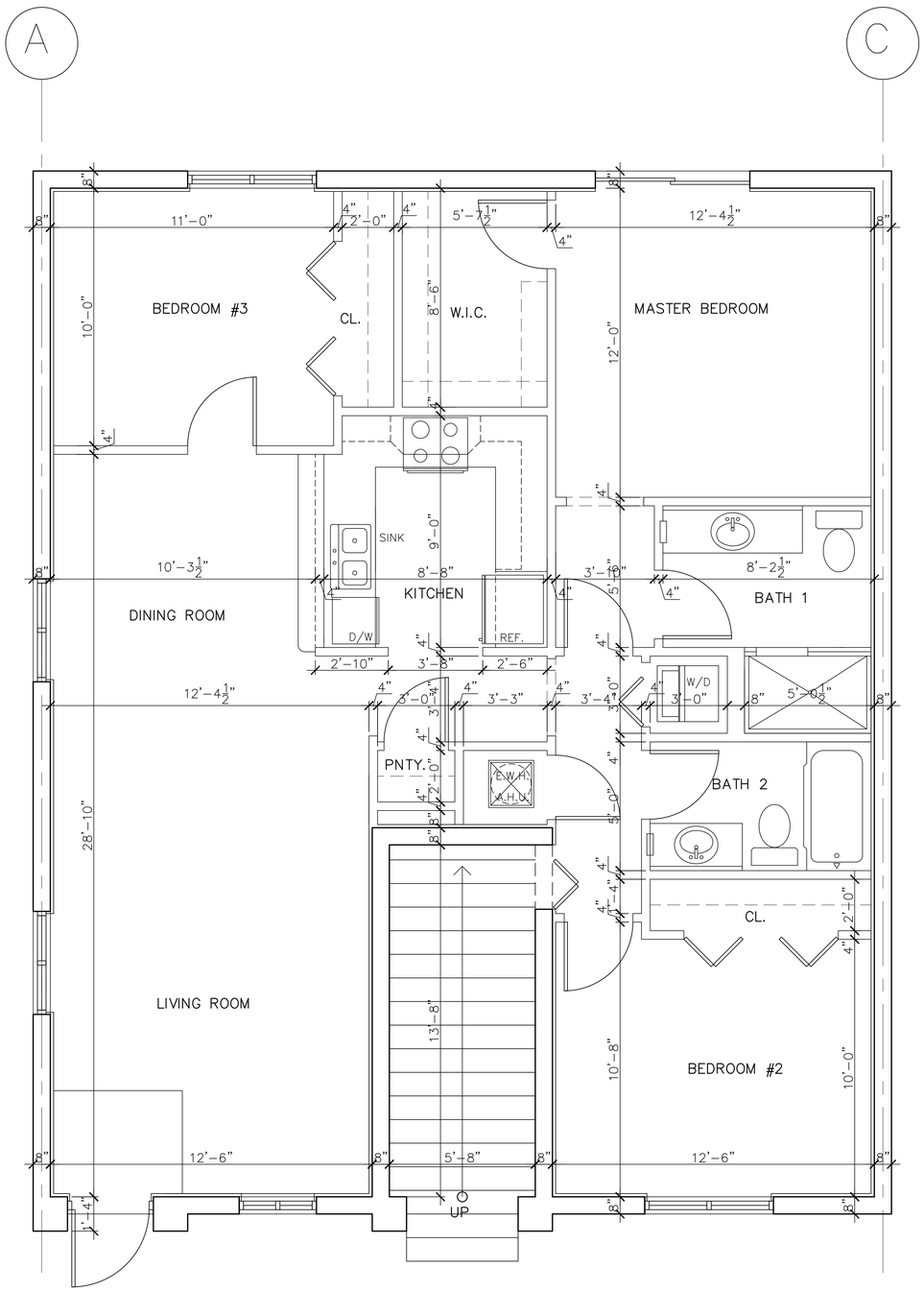
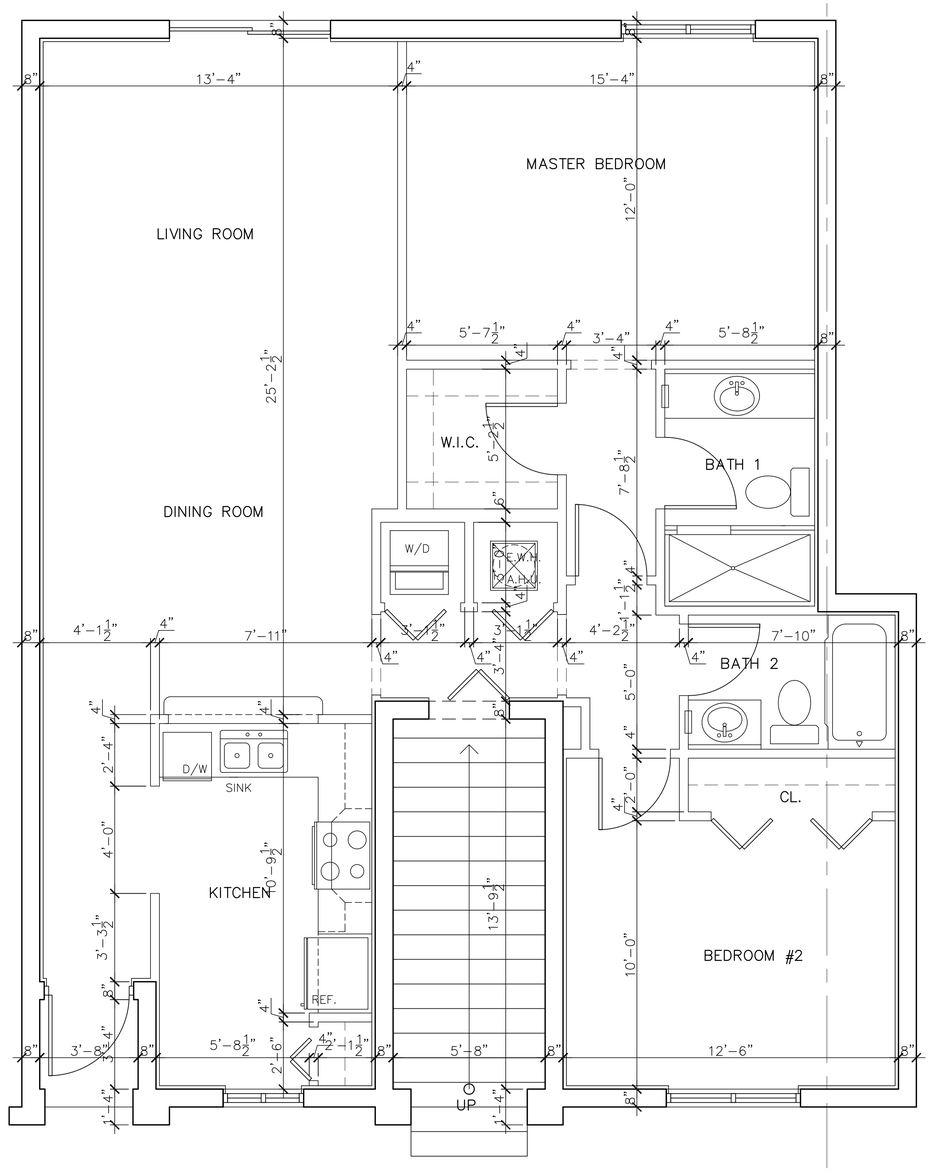
SCALE	AS NOTED
BY	C.R.W.
JOB	—
SHT	A-3.2



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

FLOOR PLAN - UNIT "A" 1,262 SQ. FT.



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

FLOOR PLAN - UNIT "B" 1,179 SQ. FT.

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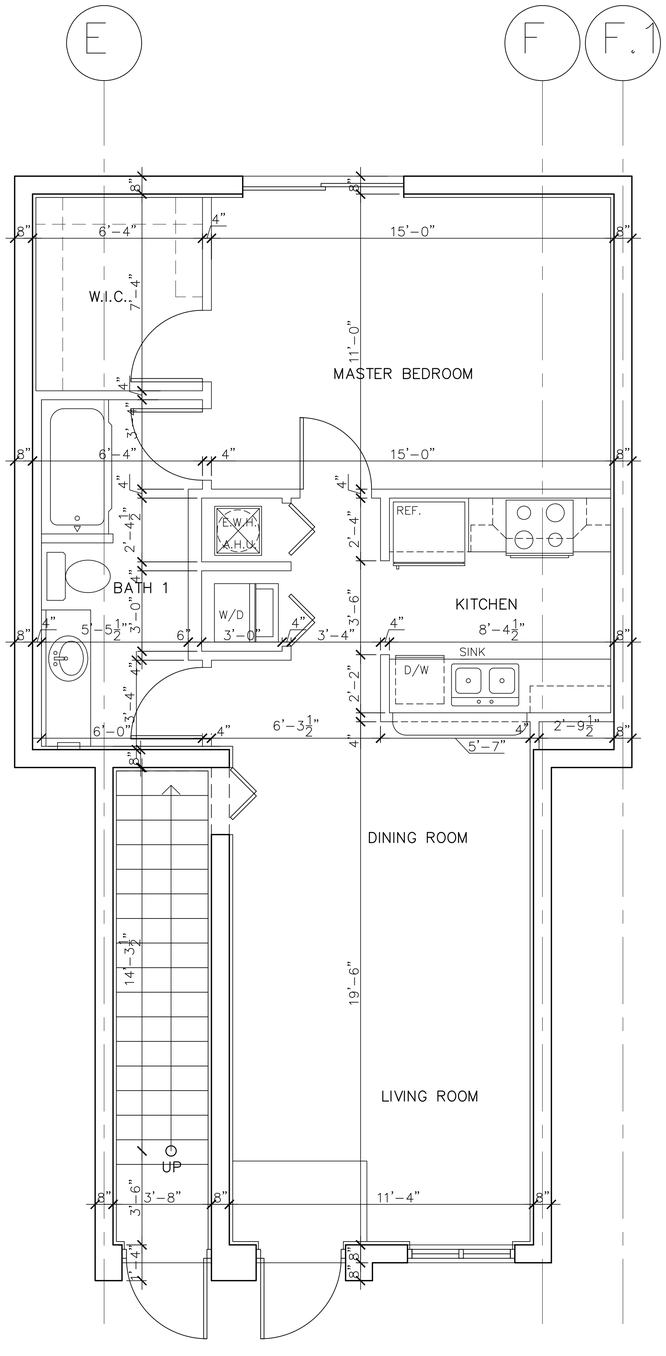
DATE	SEPT., 2007
SCALE	AS NOTED
BY	C.R.W.
JOB	—
SHT	A-4.1

NOT USED



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

FLOOR PLAN - UNIT "C" 753 SQ. FT.

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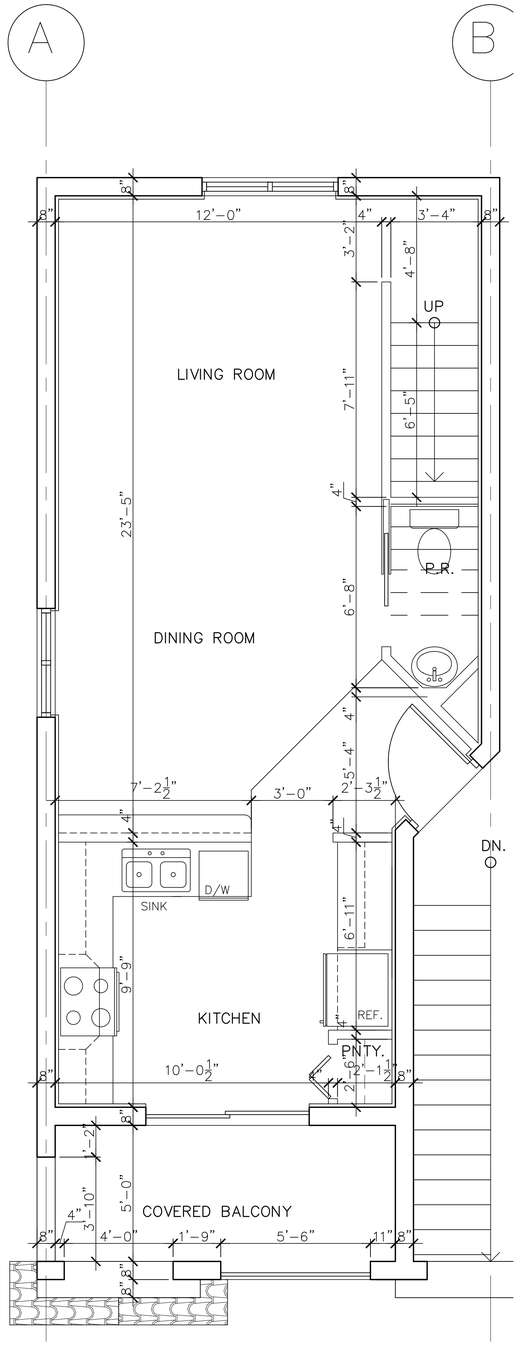
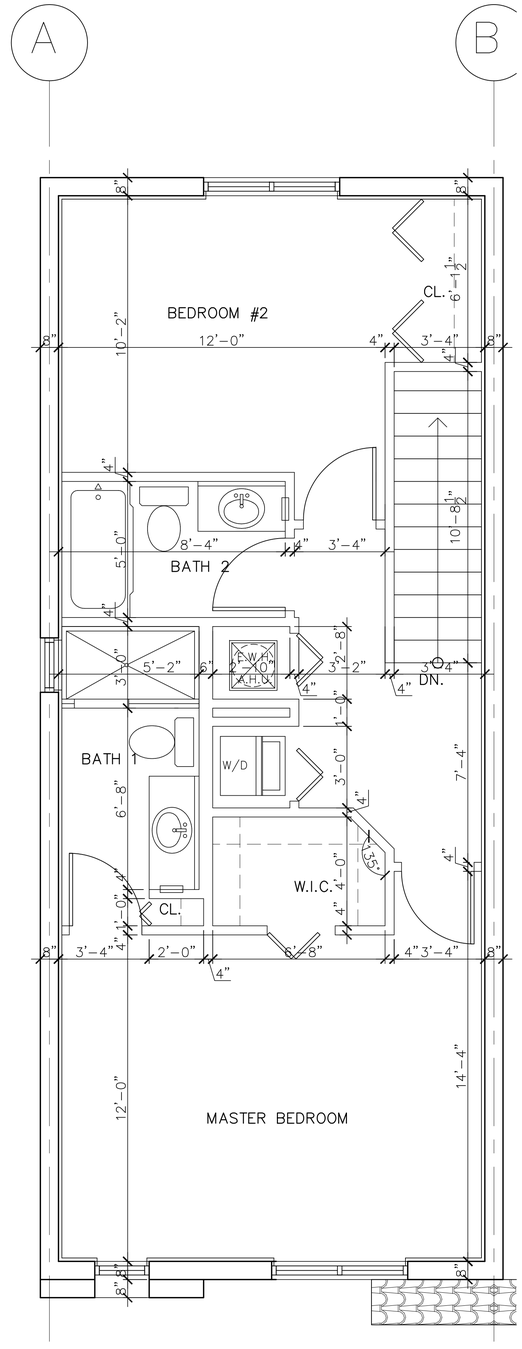
SEAL

DATE	SEPT., 2007
SCALE	AS NOTED
BY	C.R.W.
JOB	—
SHT	A-4.2



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

FIRST FLOOR PLAN - UNIT "D" 535 SQ. FT.



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

SECOND FLOOR PLAN - UNIT "D" 662 SQ. FT.

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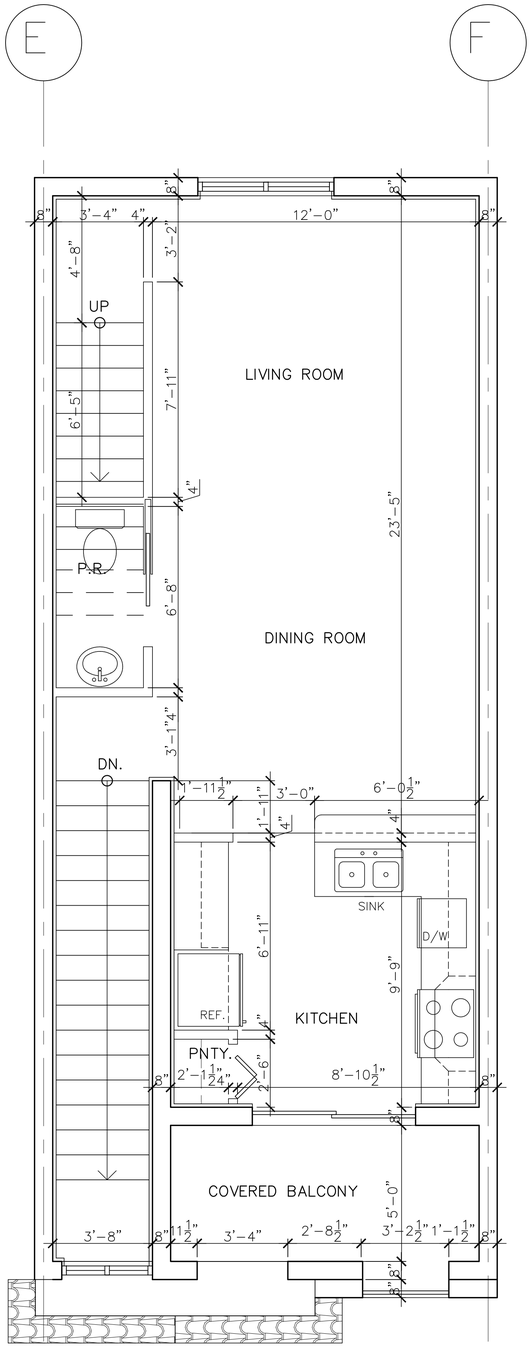
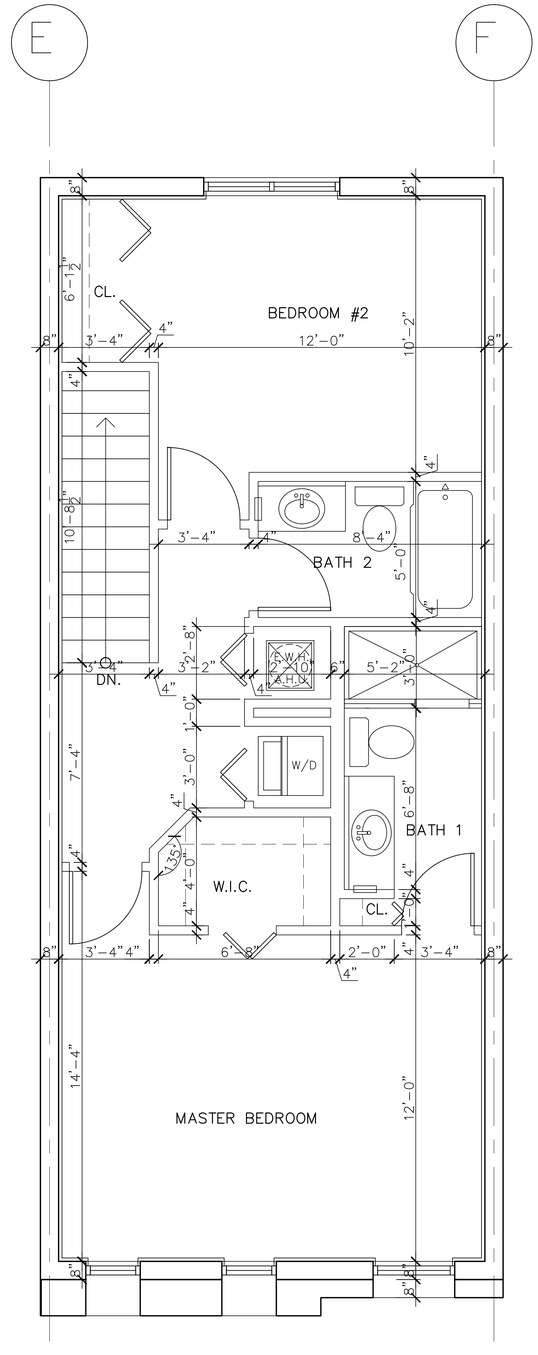
DATE	SEPT., 2007
SCALE	AS NOTED
BY	C.R.W.
JOB	–
SHT	A-4.3



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

FIRST FLOOR PLAN - UNIT "D2" 592 SQ. FT.



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

SECOND FLOOR PLAN - UNIT "D2" 662 SQ. FT.

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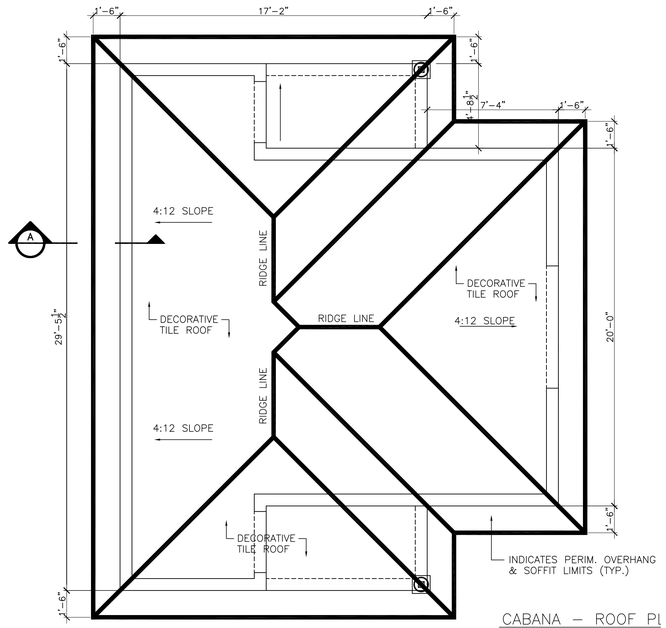
JOB	—
SHT	A-4.4

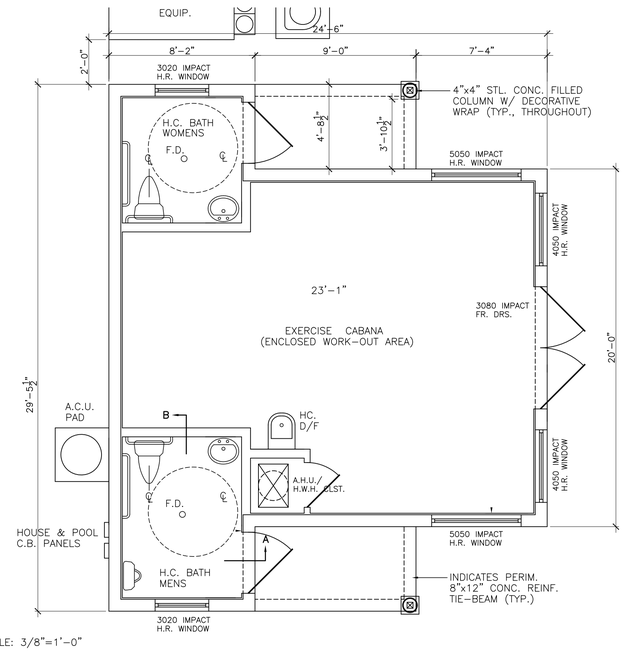


CABANA – ROOF PL

SCALE: 3/16"=1'-0"

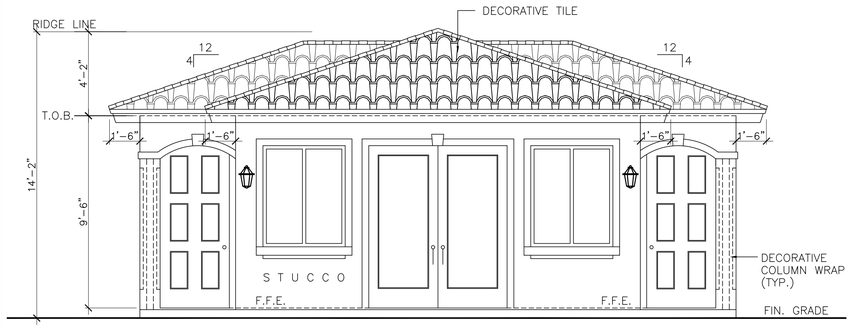
SCALE: 3/8"=1'-0"

CLUBHOUSE BUILIDING ROOF PLAN

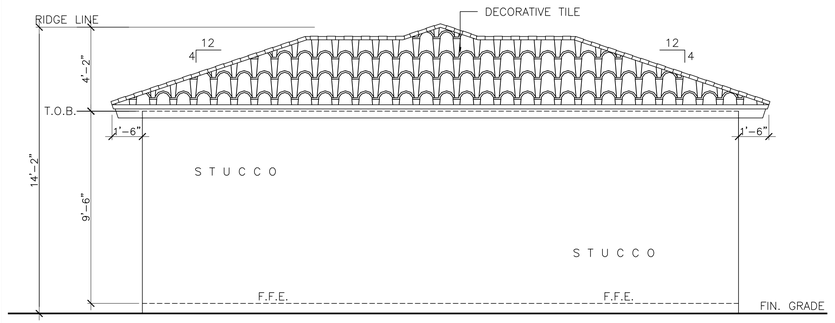


SCALE: 3/8"=1'-0"

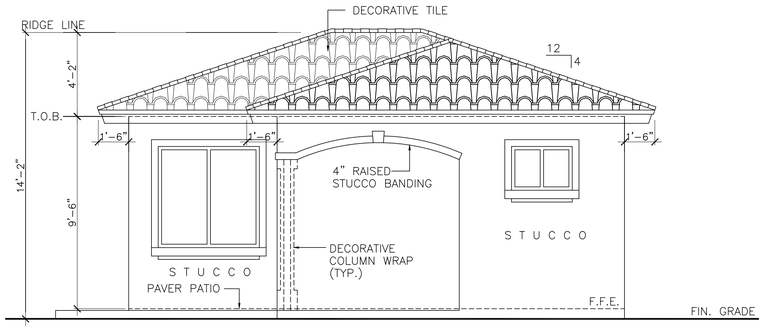
CLUBHOUSE BUILIDING FLOOR PLAN



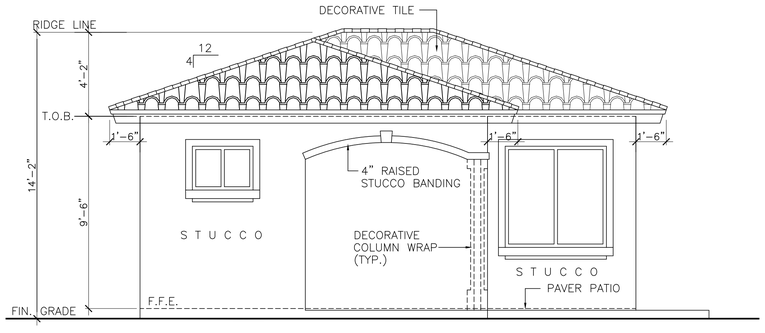
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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

CLUBHOUSE BUILIDING ELEVATIONS

NOT USED

NOT USED

NOT USED

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JOB	–
SHT	A-5.1