

PROJECT DATA	
OWNER:	CROSSINGS AT HALLANDALE BEACH LLC
PROPERTY ADDRESSES:	118 SE 7 STREET, HALLANDALE BEACH, FL 33009 700 S FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009
FOLIOS #	5142-27-15-0050 & 5142-27-28-0010
ZONING DESIGNATION:	CENTRAL RAC DISTRICT - TRANSIT CORE OVERLAY
PROPOSED USE:	SCHOOL (K-8)
NUMBER OF STUDENTS:	1,200
NUMBER OF STAFF:	80
TOTAL PROPOSED OCCUPANCY:	1,280
GROSS LOT AREA (SF) / (AC):	74,211 / 1.70
SCHOOL BUILDING GROSS FLOOR AREA TOTAL (SF):	76,993
GROSS SQUARE FOOT OF SCHOOL:	
1ST FLOOR	20,668
2ND FLOOR	19,354
3RD FLOOR	20,578
4TH FLOOR	15,713
5TH FLOOR	680

PROJECT DATA			
TABLE 32-196(a) - Transit Core Subdistrict Dimensional Requirements			
LOT SIZE	REQUIRED	EXCEEDS 50 ft.	PROVIDED
LOT WIDTH	50		
LOT AREA	5000 sf. Min./ 1000,000 max.	1.70 acres	74,211 sf
LOT COVERAGE	95% max.	79.77%	59,171 sf
MINIMUM LANDSCAPE AREA	5%	15.33%	10,815 sf
BUILDING PLACEMENT			
REQUIRED	PROVIDED		
A PRIMARY STREET SETBACK s/b SE 7th STREET	10 ft. min. / 15 ft. max.	10 ft.	
B SECONDARY STREET SETBACK s/b OLD FEDERAL HIGHWAY	10 ft. min.	10 ft.	
C SECONDARY STREET SETBACK s/b SE 8th STREET	10 ft.	10 ft.	
D SECONDARY STREET SETBACK s/b SE 2nd AVE.	10 ft.	10 ft.	
E STREET ABOVE 5th STORY	20 ft.	N/A	
F INTERIOR SIDE SETBACK ADJACENT TO RESIDENTIAL	0 ft. min. 10 feet	0 ft.	
G SIDE ABOVE THE 5th STORY	30 ft. min.	N/A	
H REAR SETBACK	10 ft. min.	10 ft.	
I REAR ABOVE THE 5th STORY	20 ft. min.	N/A	
J BUILDING FRONTAGE ON PRIMARY STREETS	75% min. = (218'-9" * (.75) = 164')	100%	218'-9"
BUILDING SIZE & HEIGHT			
REQUIRED	PROVIDED		
MIN. HEIGHT PRIMARY STREETS	2 STORIES, OR 1 STORY 20 ft. HIGH	4 STORIES	
BASE BUILDING HEIGHT LIMIT	5 STORIES	4 STORIES	
MAXIMUM HEIGHT LIMIT	8 STORIES	4 STORIES	
DENSITY	REQUIRED	PROVIDED	
BASE DENSITY	18 du./ac.	N/A	
MAX. DENSITY	50 du./ac.	N/A	
CIVIC OPEN SPACE REQUIREMENT	REQUIRED	PROVIDED	
SITES GREATER THAN 40,000 sq.ft.	5% = (3,711 SF)	6.13%	4,549
ALL SITES EXCEEDING BASE DENSITY OR BASE HEIGHT LIMIT	7.5%	N/A	

- ### KEY NOTES
- PRIMARY SETBACK SE 7th STREET - 10'
  - SECONDARY SETBACK OLD FEDERAL HIGHWAY - 10'
  - SECONDARY SETBACK SE 8th STREET - 10'
  - SECONDARY SETBACK SE 2nd AVE - 10'
  - REAR SETBACK - 10'
  - 6' HIGH MASONRY PROPERTY WALL ALONG REAR PROPERTY LINE
  - HAIN BUILDING PEDESTRIAN ENTRANCE
  - BUILDING FRONTAGE ALONG PRIMARY STREET: PER TABLE 32-196(a) BUILDING FRONTAGE WIDTH 218'-9", 75% OF BUILDING FRONTAGE = 164'. PROVIDED FRONTAGE=100% (218'-9" COMPOSED OF PRIMARY BUILDING FACADE, AND STREET-WALL WITH GATES. LINE OF ROOF ABOVE
  - 25' VISION TRIANGLE
  - BIKE PARKING - 54 LONG TERM (BUILDING) + 14 SHORT TERM (CIVIC AREA) (68 TOTAL)
  - METAL TRAFFIC GATE. PTD. BLACK
  - PUBLIC ART WALL / "FEATURE WALL"
  - CROSSWALK SIGN: MUTCD SIGN W11-2 (TOP), MUTCD SIGN W11-7P (BOTTOM) INSTALLATION TO BE COORDINATED W/ CITY OF HALLANDALE BEACH



PARKING DATA *		
REQUIRED PARKING SPACES FOR 1,200 STUDENTS GRADES K-8		
Type	Required	Provided (In Garage)
STAFF	80	80
VISITORS	12	12
STUDENTS: (NO STUDENT DRIVERS)	0	0
TOTAL REQUIRED	92	92
TOTAL PROVIDED (IN GARAGE)		126
SURPLUS		34
STREET PARKING PROVIDED		34
5 HANDICAPPED SPACES PROVIDED (PER TABLE 208.2 FBC)		
BICYCLE SPACES REQUIRED: (1 SPACE PER 20 PARKING SPACES = 107/20=6) 14 PROVIDED		

**PARKING CALCULATION NOTES:**

- SCHOOL PARKING CALCULATIONS ARE BASED ON STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES 2010 FBC / SEC 423.10.2.8:
  - 423.10.2.8.1: FACULTY AND STAFF - ONE SPACE FOR EACH MEMBER.
  - 423.10.2.8.2: VISITORS - ONE SPACE FOR EVERY 100 STUDENTS.
  - 423.10.2.8.4: HIGH SCHOOLS - ONE SPACE FOR EVERY 10 STUDENTS IN GRADES 11 AND 12.
  - 423.10.2.8.7: ACCESSIBLE PARKING - PARKING SPACES DESIGNATED FOR PERSONS WITH DISABILITIES SHALL COMPLY WITH THE ADA, CHAPTER 11 OF THE FLORIDA BUILDING CODE (FBC), BUILDING, AND SECTION 316.1955, FLORIDA STATUTES.

**CIVIC ARCHITECTURE & URBAN**  
 8323 NW 12th St. Suite Doral, FL 33126  
 tel: 305.593.9956  
 AA #26001093  
 www.civicaagroup.com

PROJECT:  
**HALLANDALE K-8 ACADEMY**  
 700 S. FEDERAL HIGHWAY  
 HALLANDALE BEACH, FL

APPLICANT:  
**CROSSINGS AT HALLANDALE BEACH LLC**

4651 SHERIDAN ST. HOLLYWOOD, FL 33021

ISSUED FOR:  
**SITE PLAN APPROVAL**

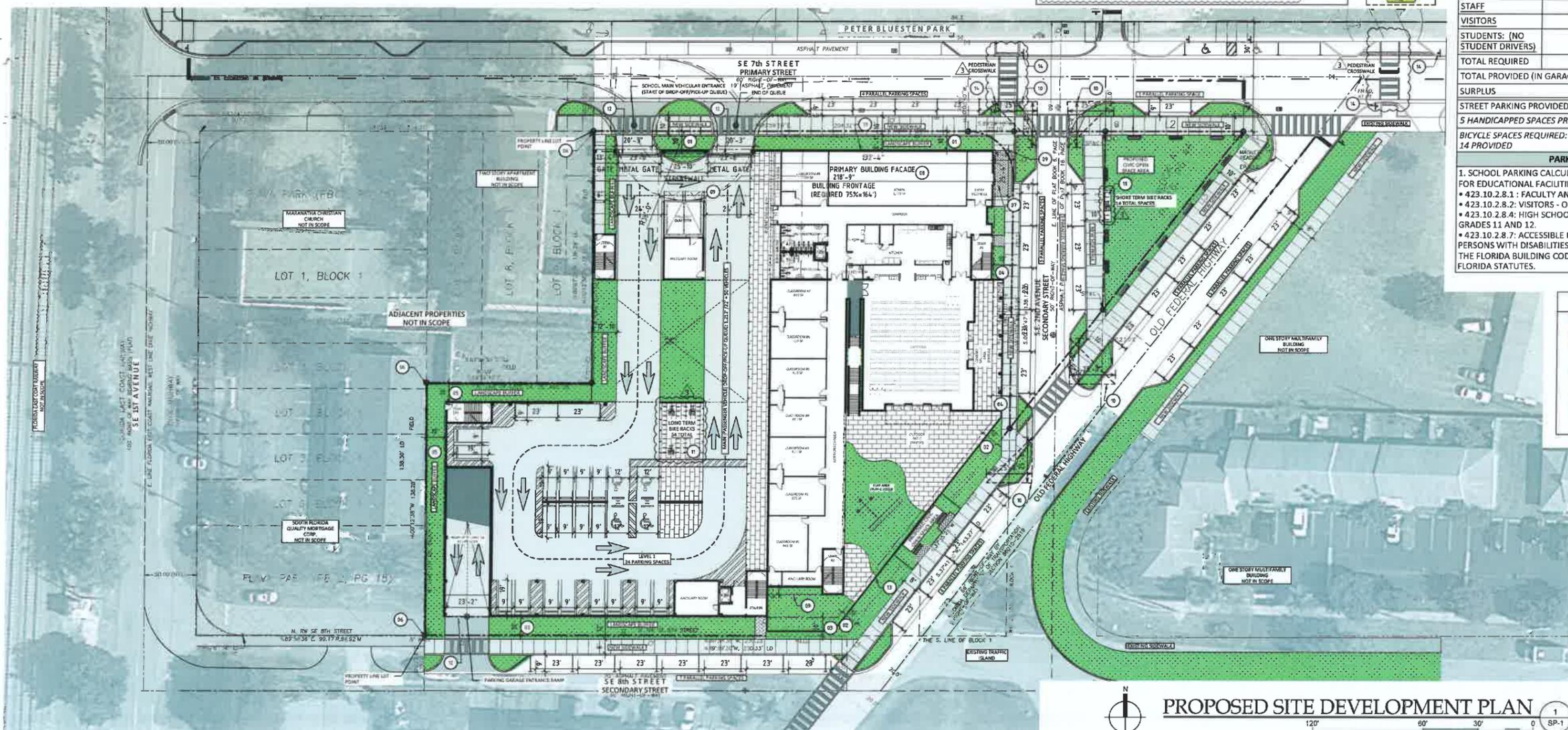
CIVICA PROJECT NUMBER:  
 160211

## HALLANDALE BEACH CENTRAL RAC REGULATING PLAN

SCALE: N.T.S. SP-1

## CITY OF HALLANDALE ZONING MAP

SCALE: N.T.S. SP-1



LEGEND	
[Green Area]	LANDSCAPE (PERVIOUS) AREA - REFER TO LANDSCAPE PLANS
[Grey Area]	ASPHALT DRIVE (IMPERVIOUS)
[White Area]	CONC. PAVEMENT (IMPERVIOUS)
[Light Blue Area]	CONC. SIDEWALK (IMPERVIOUS)

No.	DATE	REVISION
1	10/25/17	DRG. COMMENTS
2	1/4/18	DRG. COMMENTS #2
3	3/8/18	DRG. COMMENTS #3

DRAWN BY: LH APPROVED BY: RL  
 DATE: 8/11/2017 SCALE: 1"=30'  
 KEY PLAN

RESERVED FOR USE BY PLANS REVIEWER

**APR 04 2018**

**ROLANDO LANES, AIA**  
 R - 0013160

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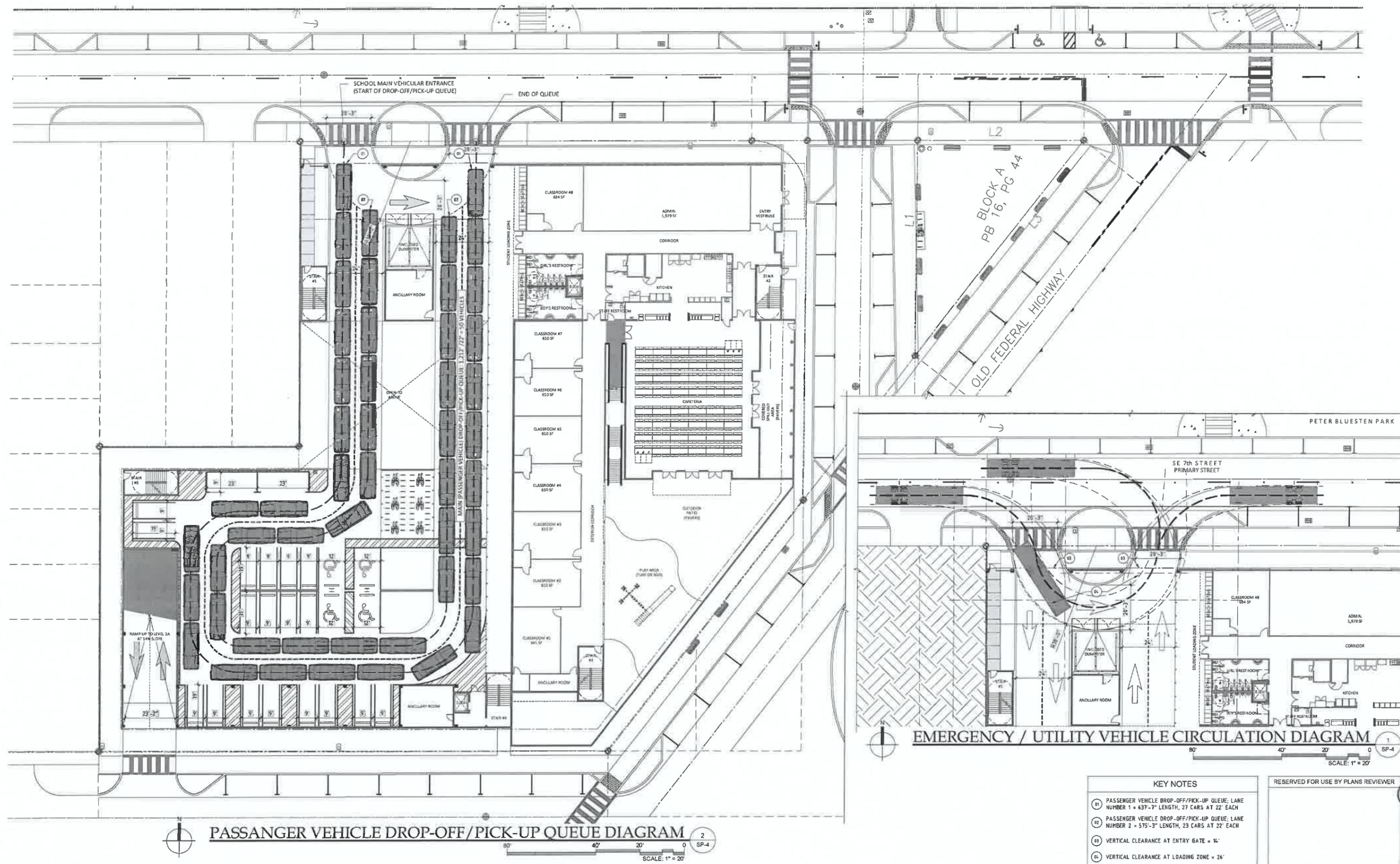
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SHEET TITLE:  
**PROPOSED SITE DEVELOPMENT PLAN**

SHEET NUMBER:  
**SP-1**

## PROPOSED SITE DEVELOPMENT PLAN

SCALE: 1" = 30'



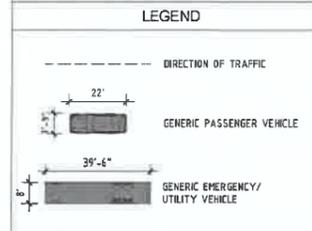
**PASSANGER VEHICLE DROP-OFF/PICK-UP QUEUE DIAGRAM**

**EMERGENCY / UTILITY VEHICLE CIRCULATION DIAGRAM**

No.	DATE	REVISION	B
1	10/25/17	DRG. COMMENTS #1	L
2	1/4/18	DRG. COMMENTS #2	L
3	3/8/18	DRG. COMMENTS #3	1

DRAWN BY: LH  
APPROVED BY: RL  
DATE: 8/11/2017  
SCALE: 1"=20'  
KEY PLAN

- KEY NOTES**
- ① PASSENGER VEHICLE DROP-OFF/PICK-UP QUEUE; LANE NUMBER 1 = 637'-7" LENGTH, 27 CARS AT 22' EACH
  - ② PASSENGER VEHICLE DROP-OFF/PICK-UP QUEUE; LANE NUMBER 2 = 575'-3" LENGTH, 23 CARS AT 22' EACH
  - ③ VERTICAL CLEARANCE AT ENTRY GATE = 14'
  - ④ VERTICAL CLEARANCE AT LOADING ZONE = 24'



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SEA SIGNATURE  
*[Signature]*  
APR 04 2018  
ROLANDO LLANES, AIA  
AR - 0013160

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SHEET TITLE  
**VEHICULAR  
CIRCULATION  
PLAN**

SHEET NUMBER  
**SP-4**













PROPOSED TREES AND PALMS BY SYMBOL

NATIVE	QTY	LARGE SIZE TREES:	PLAN ID	USED FOR REQUIRED
	19	 BRIDAL VEIL 15'X6' 6' CT. 3" CAL. F.G.	CAG15	15 street 4 LOT
	<b>MEDIUM SIZE TREES:</b>			
Y	9	 EAST PALATKA HOLLY 16'X6' 6' CT. 3.5" CAL. F.G.	IA15	9 LOT
Y	12	 DAHOON HOLLY 15'X6' 5' CT. 3" CAL. F.G.	IC15	12 LOT
	<b>SMALL FPL APPROVED SIZE TREES:</b>			
	5	 LIGUSTRUM 10'X5' MULTI STEM NO CROSSING BRANCHES	LL10	0
Y	15	 SILVER BUTTONWOOD 15'X6' 6' CT. 2.5" CAL. F.G.	CES15	15 street
Y	14	 ORANGE GEIGER 15'X6' 6' CT. 2.5" CAL.	CSG15	14 LOT
	9	 CREPE MYRTLE 'TUSKEGEE' 15'X6' 6' CT. 2.5" CAL.	LI15	9 LOT
	<b>LARGE SIZE PALMS:</b>			
Y	36	 SABAL PALM 20'-24' OA STAGGER HTS. SLICK TRUNKS NURSERY GROWN ONLY	SP3	13 LOT
Y	10	 ROYAL PALM 20' OA. MATCHED HTS. AND TRUNK CAL. B&B	RP20	10 LOT
	<b>ACCENTS/ SMALL PALMS:</b>			
	8	 MONTGOMERY PALM 20' OA. 8' WD. MIN. B&B	VM20	0
	4	 MONTGOMERY PALM 14' OA. 6' CT. MIN. DBL. TRUNKS B&B	VM14	
	12	 CHRISTMAS PALM 20' OA. 6' CT. MIN. SINGLE B&B	ADP	2 STREET
	5	 CHRISTMAS PALM 14' -18' OA. 6' CT. MIN. TRP. TRUNKS B&B	ADP3	0
	4	 BAMBOO SPP. 14' OA. CLUMPING VARIETY 6 STALKS PER POT MIN.	BAM	0
TOTAL PROVIDED TREES TOWARDS CODE REQUIREMENTS				103
15' TREES PROVIDED = 78				
20' PALMS PROVIDED = 25				
TOTAL PROVIDED = 103				
NATIVES PROVIDED TOWARDS CODE = 73				
NOTE: ALL 15' TREES AND LARGE PALMS SHALL BE FIELD GROWN ONLY.				

STREET TREE NOTE:

DUE TO THE ADDITIONAL ON STREET PARKING REQUIRMENTS AND THE REDUCTION IN RIGHT OF WAY GREEN AREA, THE REQUIRED STREET TREES THAT ARE DEFICIENT IN QUANTITY ALONG THE RIGHT OF WAY HAVE BEEN PROPOSED WITHIN THE SITE TO MEET THE OVERALL NUMBERS REQUIRED.

10/4/17  
10/27/17  
1/14/18

PROPOSED PLANTS AND GROUND COVERS

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
AGV7	AGAVE SPP. FALSE AGAVE	7 GAL SPECIMEN HIGH DROUGHT TOLERANCE	8
CTR	CHRYSOBALANUS ICACO COCIOPLUM HEDGE	24" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	64
FA3	FICUS MACLELLANDII "ALII"	36" X 24" 24" O.C. HIGH DROUGHT TOLERANCE	154
FAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	36" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	178
HSL3	HYMENOCALLIS LATIFOLIA SPIDER LILY	12" X 8" FULL TO POT 15" O.C. NATIVE HIGH DROUGHT TOLERANCE	200
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12" HT. X 15" SPR. MIN. 18" O.C. HIGH DROUGHT TOLERANCE	240
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	20" X 18" 15" O.C. NATIVE HIGH DROUGHT TOLERANCE	620
PBM3	PHILODENDRON SELLOUM BURLE MARX	12" X 15" 24" O.C. MEDIUM DROUGHT TOLERANCE	77
PM7	PODOCARPUS MACROPHYLIA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	67
PNUT	ARACHIS GLABRATA BENTH PERENNIAL PEANUT	1 GAL. SPACE 6-8" O.C. HIGH DROUGHT TOLERANCE	2240
PV3	PITTIOSPORUM T. VARIEGATA VAR. PITT	20" X 20" SPR. MIN. 7 GAL. 24" O.C. MEDIUM DROUGHT TOLERANCE	409
RE3	RUSELLIA EQUSETIFORMIS FIRECRACKER BUSH	24" X 24" 24-30" O.C. HIGH DROUGHT TOLERANCE	250

NOTE: CONTRACTOR SHALL DO TAKE OFF FROM PLANTING PLAN SHEET L-1. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IF A DISCREPENCY OCCURS.

SOD: ST. AUGUSTINE FLORITAM  
E-SOD: EMPIRE ZOYSIA

NATIVES SHRUBS PROVIDED = 952

10/27/17  
1/14/18

PROPOSED PLANTS AND GROUND COVERS

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CES3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	36" X 24" SPR. 24" O.C. FULL TO GROUND, NATIVE HIGH DROUGHT TOLERANCE	70
CV3	CODIUM VARIEGATUM MAMMY CROTON	36" X 24" SPR. 24" O.C. MED. DROUGHT TOLERANT	22
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12" X 15" 18" O.C. HIGH DROUGHT TOLERANCE	106

1/14/18



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No.	Date	Description
1	10/17/17	SITE MODIFICATION
2	10/17/17	SITE MODIFICATION
3	10/17/17	SITE MODIFICATION
4	1/14/18	City Comments

Client

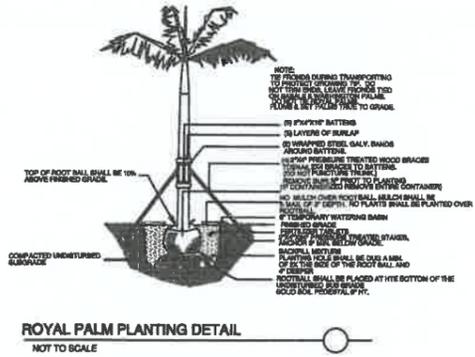
Project Name  
**HALLANDALE BEACH K-8 ACADEMY**  
700 S. FEDERAL HWY.  
HALLANDALE BEACH, FL.

SIGN & SEAL

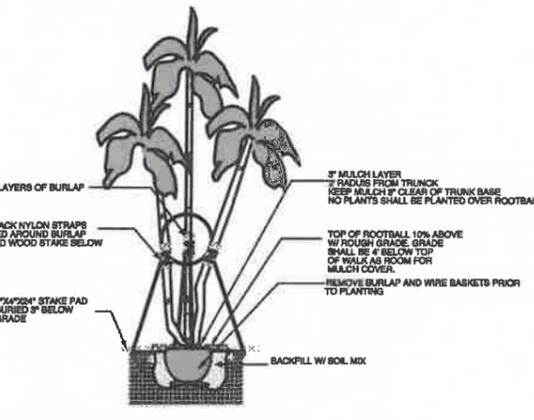
LANDSCAPE MATERIALS LIST

Drawn by	SM
Checked by	SM
Project Number	
Issue date	12-15-16
Sheet #	L-103

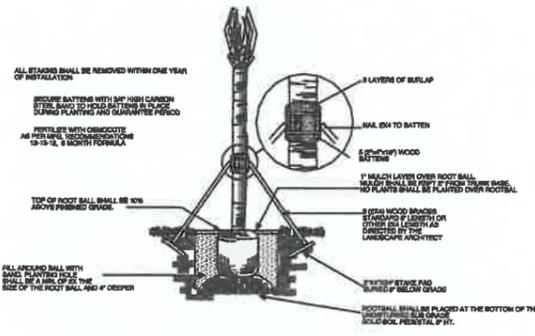
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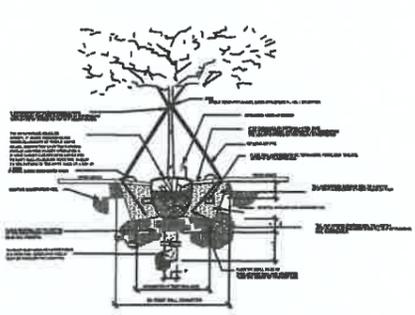
**ROYAL PALM PLANTING DETAIL**  
NOT TO SCALE



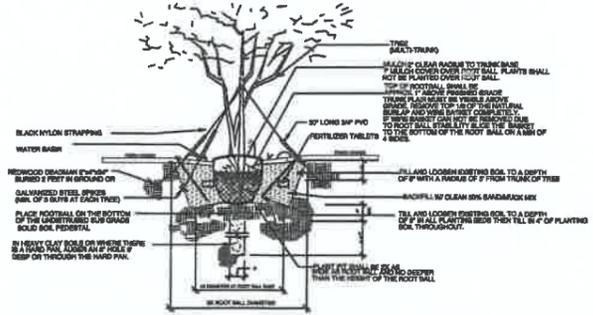
**MULTI TRUNK PALM PLANTING DETAIL**  
NOT TO SCALE



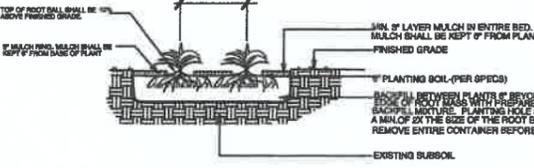
**SABAL PALM PLANTING DETAIL**  
NOT TO SCALE



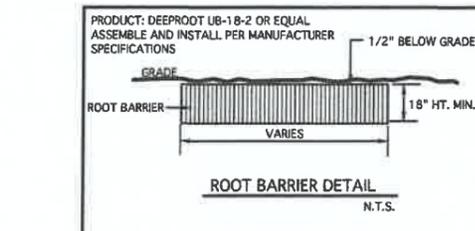
**SINGLE TRUNK GUYING AND PLANTING DETAIL**  
NOT TO SCALE



**MULTI - TRUNK GUYING AND PLANTING DETAIL**  
NOT TO SCALE



**GROUNDCOVER/ANNUALS PLANTING DETAIL**  
NOT TO SCALE



**SOD PLANTING DETAIL**  
NOT TO SCALE

**LANDSCAPE SPECIFICATIONS**

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE AND ADHERE TO ALL MUNICIPAL REQUIREMENTS.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID UNLESS OTHERWISE SPECIFIED. DIFFERENT SOD TYPES SHALL BE SEPARATED BY EDGING, PLANT MATERIAL OR OTHER PHYSICAL BARRIER.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF ARSENIC FREE FERTILIZER. FERTILIZER SHALL BE APPLIED TO A MIN. OF 1" OF WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
- ALL TREES MEET THE MINIMUM TRUNK DBH. AS SHOWN ON THE LANDSCAPE SPECIFICATIONS.
- ALL EXISTING LANDSCAPING INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER, SOD, IRRIGATION, GRADING AND CURBING DAMAGED DURING CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION.
- LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, FEMI, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY. ALL TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT ANSI-300 STANDARDS.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANTS MATERIALS. OWNER OR OWNER'S AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS AND UTILITIES. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN ENGLISH SPEAKING FORMAN ON THE JOB AT ALL TIMES.
- PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); HVT (INDICATED HEAVY); MIN (INDICATES MINIMUM).
- SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER ACTS OF NATURE OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.

24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. ALL WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED. ALL TREE OR PALMS IN LAWN AREAS SHALL RECEIVE A 2 FOOT DIAMETER MULCH RING. MULCH SHALL BE PULLED AWAY FROM THE TRUNKS 3". ALL PLANTING PITS SHALL BE A MIN. OF 3X THE ROOTBALL SIZE. ALL TREES AND PALMS SHALL BE BRACED OR GUYED. ALL NYLON STRAPS AND WOOD BRACING SHALL BE REMOVED WITHIN ON YEAR OF FINAL INSPECTION.

25. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, MINOR TRACE ELEMENTS AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD WEIGHT OR "MILORGANTITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANTITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANTITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANTITE" FERTILIZER AT THE FOLLOWING AT THE RATE:

- 5 LBS OR 14.5 CUPS / PALMS
- 3 LBS OR 8.70 CUPS / 12-16" MATERIAL
- 2 LBS OR 5.80 CUPS / 8-12" MATERIAL
- 0.9 LBS OR 2.00 CUPS / 6-8" MATERIAL
- 0.9 LBS OR 2 CUP / 3 GAL MATERIAL
- 0.10 LBS OR 2 CUP / 1 GAL MATERIAL

FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, LB PER 1 GAL. CONTAINER) AND GROUND COVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5" IN HEIGHT (1/2 LB. PER 5" OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURER'S RECOMMENDATION.

27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COLLOIDYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS' WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:

- 1 PAC PER TREE - 36" BALL SIZE
- 2 PAC PER TREE - OVER 36" BALL SIZE
- 1 PAC PER 20 GAL. CONTAINER
- 0.5 PACS PER 7-10 GAL. CONTAINER
- 0.25 PACS PER 3 GAL. CONTAINER
- 0.12 PACS PER 1 GAL. CONTAINER

28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED BY CALLING SUNSHINE ONE CALL SERVICE OR EQUAL. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% MUCK. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION.

30. WATER FOR PLANTING SHALL BE AVAILABLE AT THE SITE AND SHALL BE PROVIDED BY THE OWNER/OC. AN AUTOMATIC UNDERGROUND RUST FREE IRRIGATION SYSTEM SHALL BE PROVIDED WITH A RAIN SENSOR. THE IRRIGATION SHALL COVER 100% WITH 100% OVERLAP PRIOR TO FINAL INSPECTION.

31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HAZARDED.

32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR.

33. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS, SHALL BE REPAIRED PROMPTLY. ALL TREE/PALM TRIMMING SHALL BE DONE IN ACCORDANCE WITH ANSI-300 STANDARDS. ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

34. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.

35. MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNCTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL. SEE FIGURES 1 AND 2 AT THE END OF THE CHAPTER.

36. GRASS AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED. SOD SHALL BE WEED/FEST FREE INCLUDING FUNGUS AND DISEASE, LAID SMOOTH WITH TIGHT JOINTS AND CUT TO CONFORM TO CURBS AND PLANTERS.

37. WHERE THE LANDSCAPE EASEMENT ABUTS ON SITE VEHICULAR USE AREAS SUCH AS TRAFFIC LANES, THE LANDSCAPE EASEMENT SHALL BE SEPARATED FROM THE TRAFFIC LANES BY CONTINUOUS CONCRETE CURBING WITH AN 18-INCH DEPTH BELOW GRADE. EXTRUDED CURBING INSTALLED ON TOP OF THE PAVING IS PROHIBITED.

38. EXCAVATION REQUIREMENT: REQUIRED: ISLANDS/MEDIANS SHALL BE EXCAVATED TO 30 INCHES, AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL CONSISTING OF 50% MUCK AND 50% SAND AT LEAST 3" BELOW THE TOP OF CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. REQUIRED EXCAVATION AT BUILDING FOUNDATIONS SHALL BE 12 INCHES AND BACK FILLED WITH CLEAN FILL AND PLANTING SOIL. PLANTING SOIL SHALL BE FREE OF DEBRIS, WEED, ROCK, AND PH BETWEEN 6.5 AND 7.0.

39. A LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE INSTALLATIONS INCLUDING NEW SINGLE FAMILY HOMES THAT ARE NOT PART OF A PLANNED COMMUNITY. NO TREE OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.

40. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE CITY.

MINIMUM SOIL DEPTH: REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.

ROOTBALL SOIL: REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.

NATIVE SOIL: REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.

ARID PLANS: REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

41. USE OF ORGANIC MULCHES: A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC ARSENIC FREE MULCH MATERIAL AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.

42. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.

43. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS) EXISTING ON SITE REQUIRED ON ALL SITES. INCLUDING ABUTTING RIGHTS-OF-WAY, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR HEDGE MATERIAL WITH A FIVE-FOOT SEPARATION FROM WATER LINES. FICUS HEDGES MAY NOT BE PLANTED IN UTILITY EASEMENTS.

44. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE NO. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 24 INCHES. WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANTS SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG A THE PRECEDING IS ACHIEVED. ALL GROUND COVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.

45. ALL ABOVE GROUND ELEMENTS INCLUDING BUT NOT LIMITED TO DUMPSTERS, FENCES, WALLS, A/C UNITS, IRRIGATION PUMPS, TRANSFORMERS AND GENERATORS SHALL BE SCREENED WITH LANDSCAPE MATERIAL TO A HEIGHT OF 36" MIN.

46. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE RUST FREE 100% COVERAGE & 100% OVERLAP. CONTRACTOR SHALL ENSURE THERE IS NO OVERSPRAY ONTO IMPERVIOUS AREAS. ALL IRRIGATION PVC RISERS SHALL BE PAINTED FLAT BLACK.



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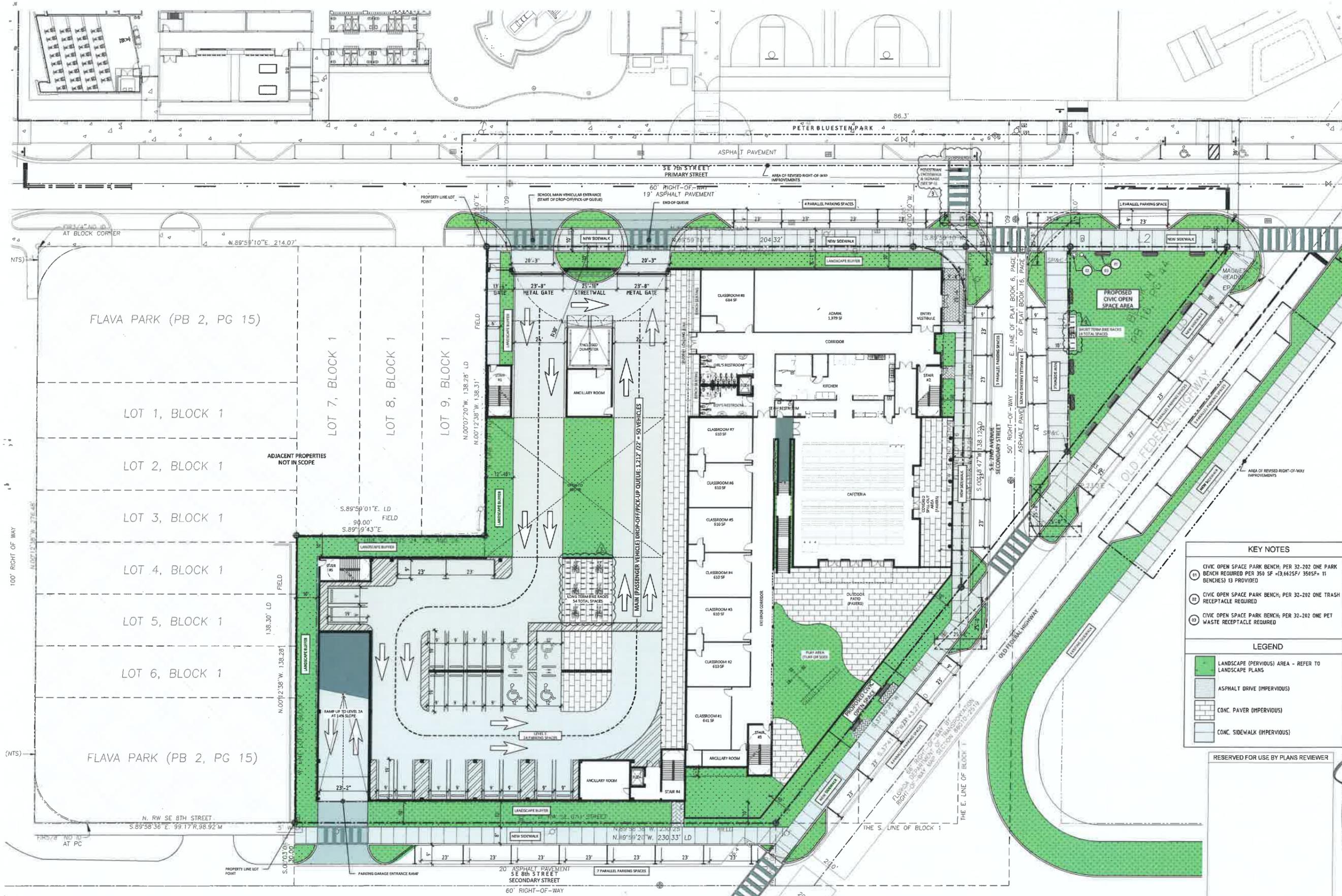
Name	Date	Description

Project Name  
**HALLANDALE BEACH K-8 ACADEMY**  
700 S. FEDERAL HWY.  
HALLANDALE BEACH, FL.



LANDSCAPE DETAILS

Drawn by: SM  
Checked by: SM  
Project Number:  
Issued for:  
Issue date: 12-16-16  
Sheet #  
**L-104**  
Scale:  
OF-4



No.	DATE	REVISION
1	10/25/17	ORC COMMENTS
2	1/4/18	ORC COMMENTS #1
3	3/8/18	ORC COMMENTS #2

DRAWN BY	APPROVED BY
RL	RL

DATE: 8/11/2017 SCALE: 1"=20'

KEY PLAN

- KEY NOTES**
- 01 CIVIC OPEN SPACE PARK BENCH, PER 32-202 ONE PARK BENCH REQUIRED PER 350 SF = (3,662SF / 350SF = 11 BENCHES) 13 PROVIDED
  - 02 CIVIC OPEN SPACE PARK BENCH, PER 32-202 ONE TRASH RECEPTACLE REQUIRED
  - 03 CIVIC OPEN SPACE PARK BENCH, PER 32-202 ONE PET WASTE RECEPTACLE REQUIRED
- LEGEND**
- LANDSCAPE (PERVIOUS) AREA - REFER TO LANDSCAPE PLANS
  - ASPHALT DRIVE (IMPERVIOUS)
  - CONC. PAVER (IMPERVIOUS)
  - CONC. SIDEWALK (IMPERVIOUS)

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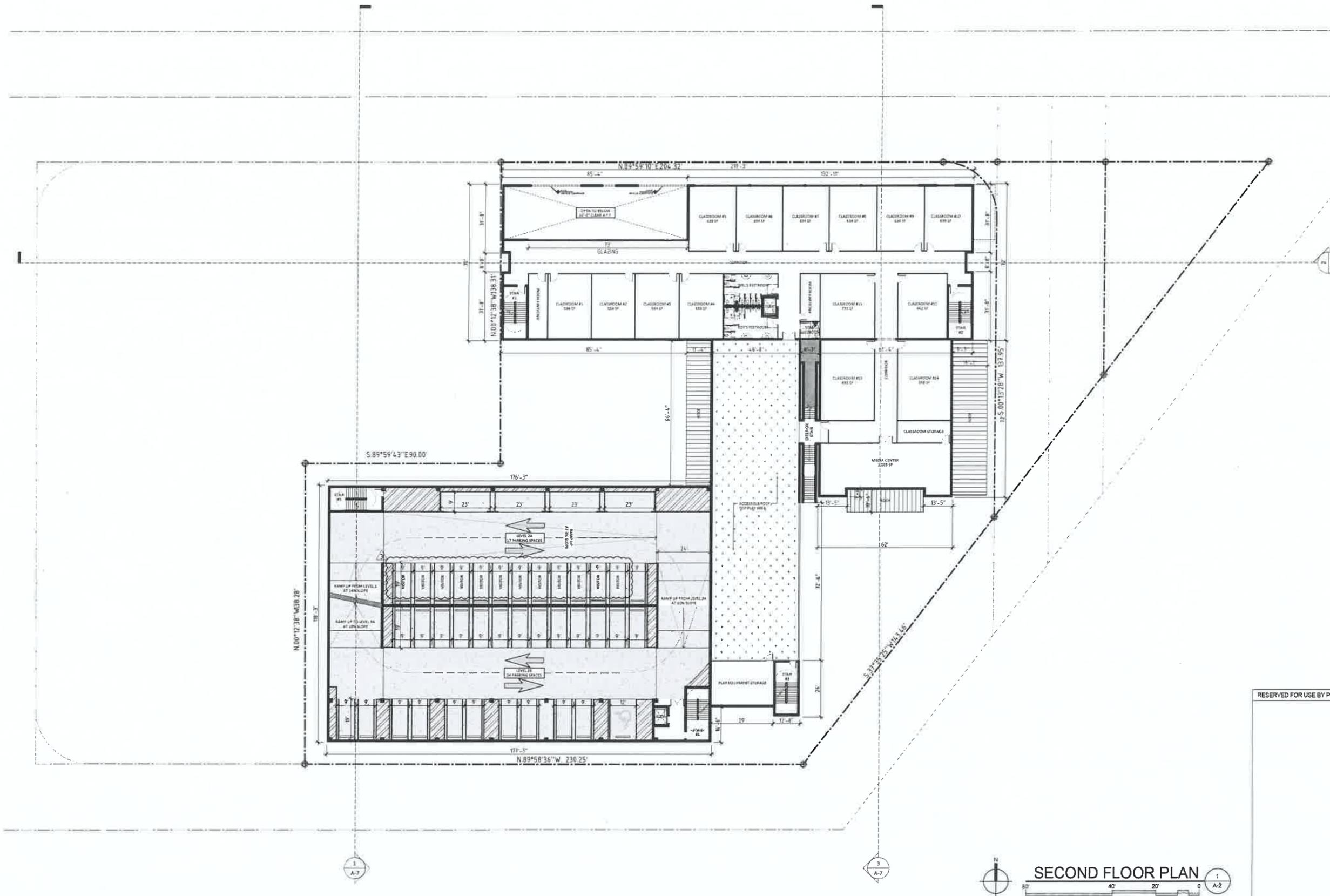
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SHEET TITLE  
**GROUND FLOOR PLAN**

SHEET NUMBER  
**A-1**

No.	DATE	REVISION	BY
1	10/25/17	DRC. COMMENTS	LH
2	1/4/18	DRC. COMMENTS #2	LH
3	5/8/18	DRC. COMMENTS #3	TM

DRAWN BY: LH      APPROVED BY: RL  
 DATE: 8/11/2017      SCALE: 1"=20'  
 KEY PLAN



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**SECOND FLOOR PLAN**  
 SCALE: 1" = 20'

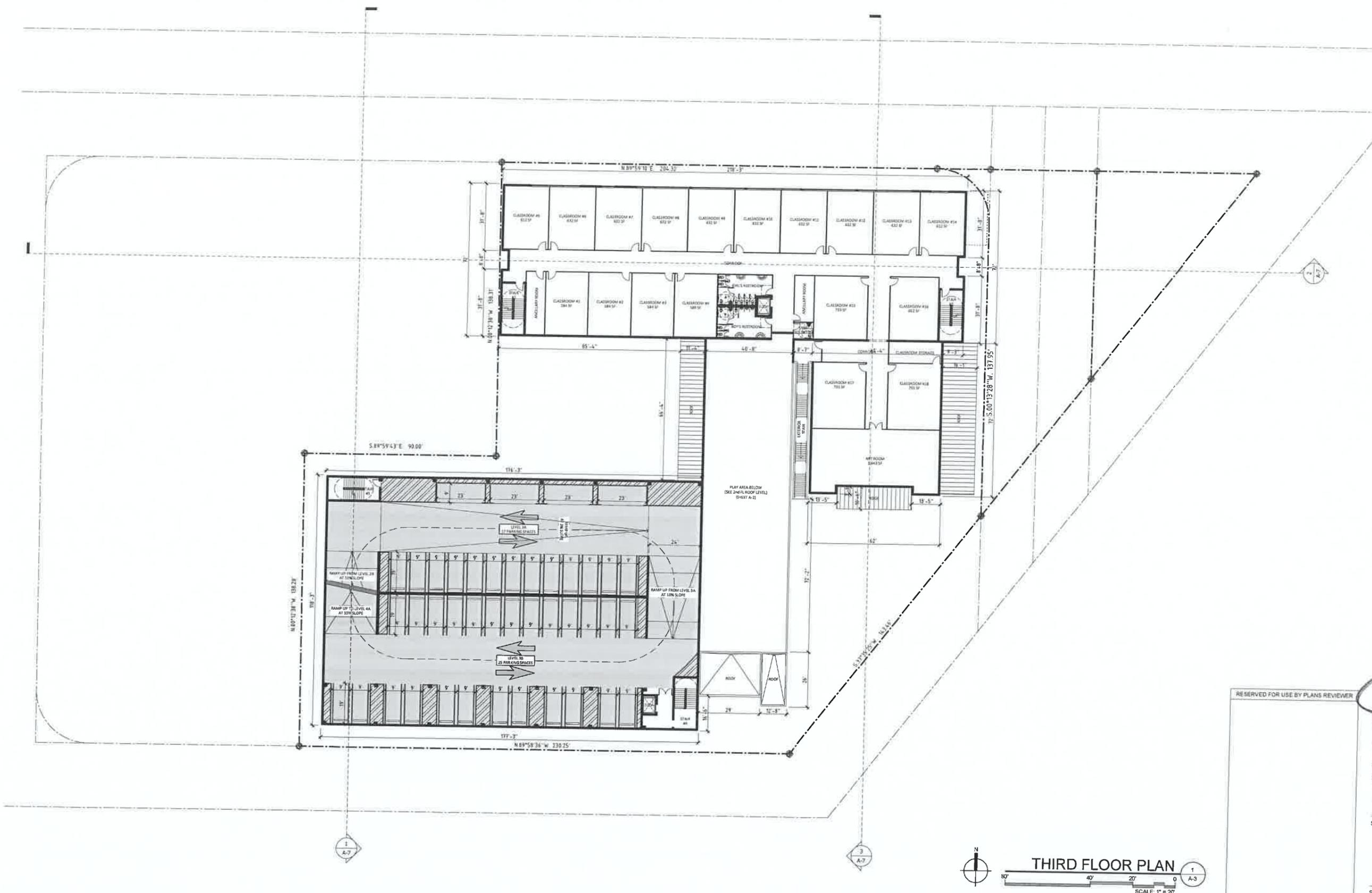
SHEET TITLE  
**SECOND  
 FLOOR PLAN**  
 SHEET NUMBER  
**A-2**

No.	DATE	REVISION	BY
1	10/25/17	DRG. COMMENTS	LH
2	1/4/18	DRG. COMMENTS #2	LH

DRAWN BY: LH APPROVED BY: RL

DATE: 8/11/2017 SCALE: 1"=20'

KEY PLAN



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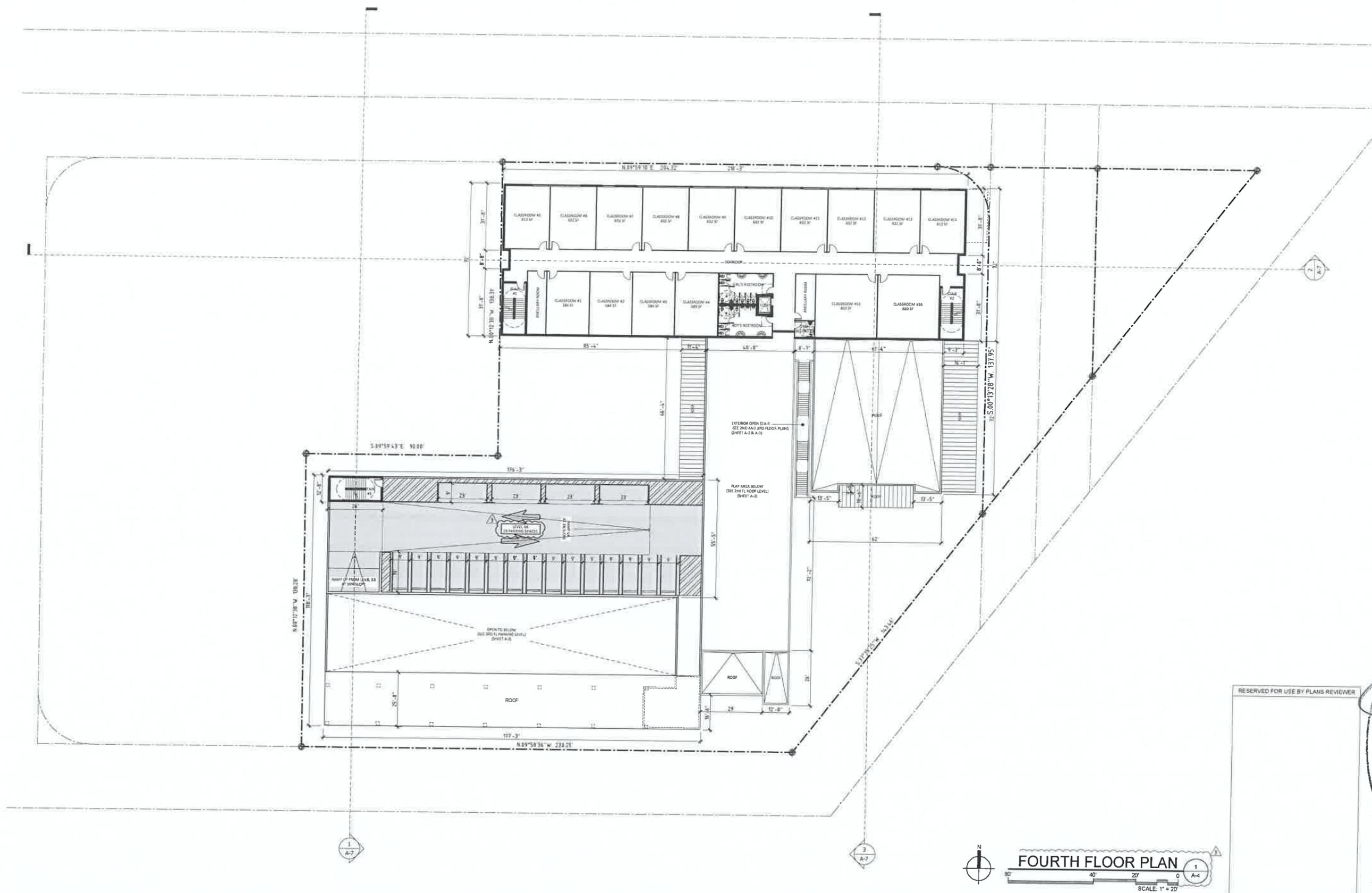
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SHEET TITLE  
**THIRD  
FLOOR PLAN**

SHEET NUMBER  
**A-3**

No.	DATE	REVISION	BY
1	10/25/17	DRG. COMMENTS #1	LH
2	1/4/18	DRG. COMMENTS #2	LH
3	1/8/18	DRG. COMMENTS #3	TL

DRAWN BY: LH  
 APPROVED BY: RL  
 DATE: 8/11/2017  
 SCALE: 1"=20'  
 KEY PLAN



**FOURTH FLOOR PLAN**  
 SCALE: 1" = 20'

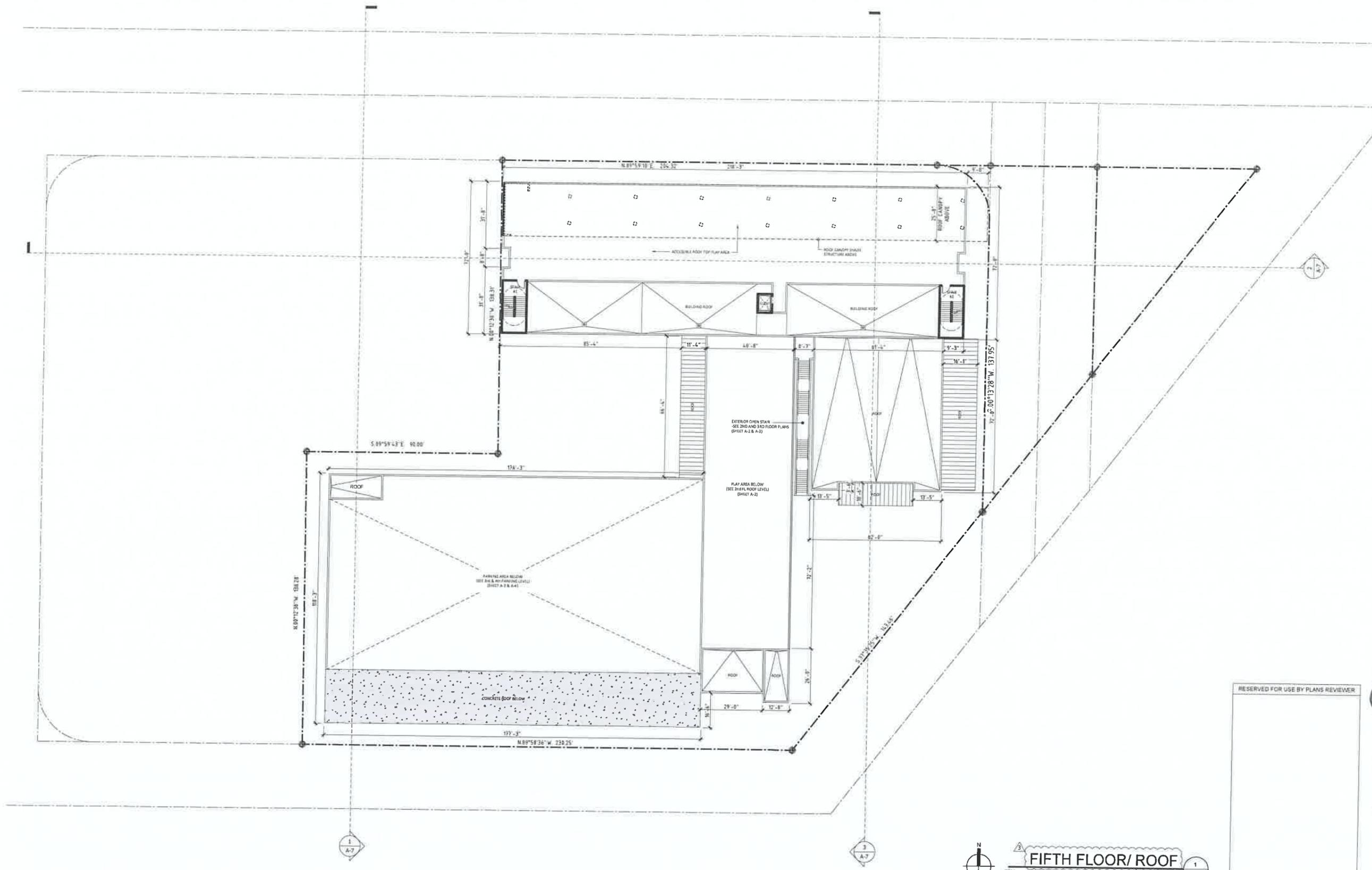
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SHEET TITLE  
**FOURTH FLOOR PLAN**  
 SHEET NUMBER  
**A-4**

No.	DATE	REVISION	BY
1	10/25/17	DRG. COMMENTS #1	LH
2	1/4/18	DRG. COMMENTS #2	LH
3	3/8/18	DRG. COMMENTS #3	TR

DRAWN BY: LH  
 APPROVED BY: RL  
 DATE: 8/11/2017  
 SCALE: 1"=20'  
 KEY PLAN



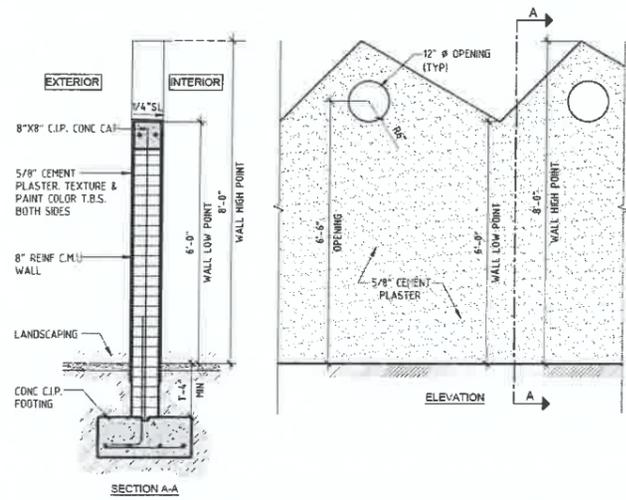
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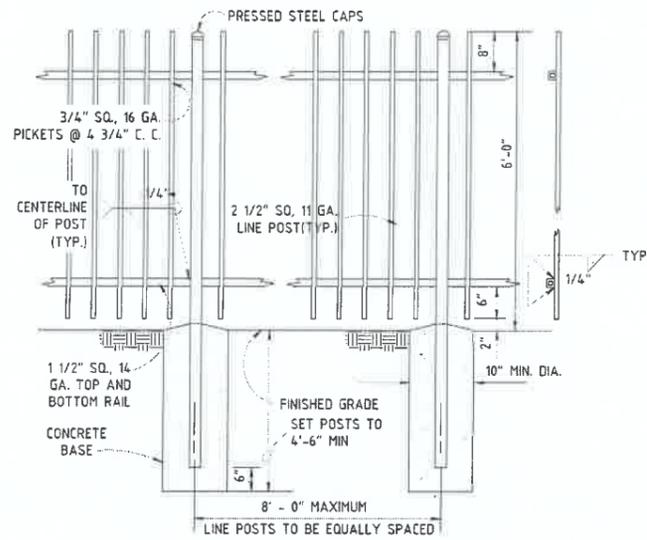
SHEET TITLE  
**FIFTH FLOOR/  
 ROOF PLAN**

SHEET NUMBER  
**A-5**

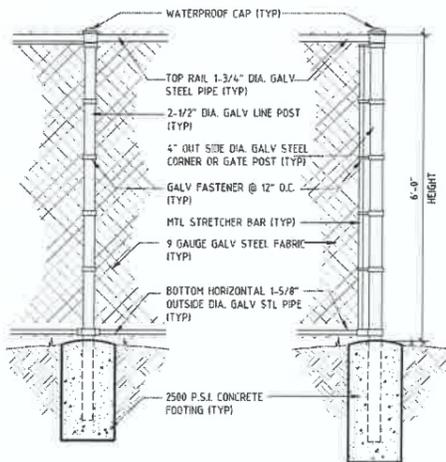




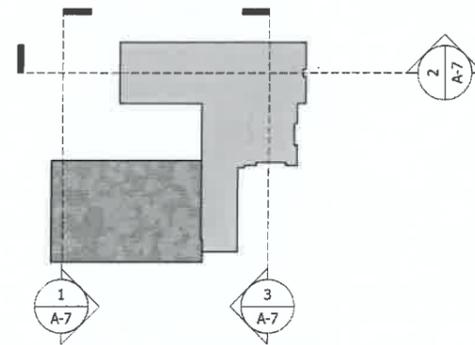
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SCALE: N.T.S.



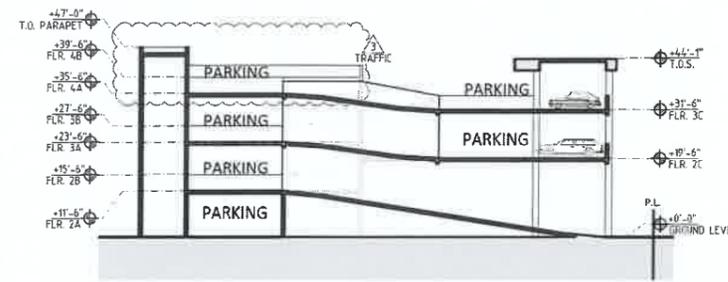
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SCALE: N.T.S.



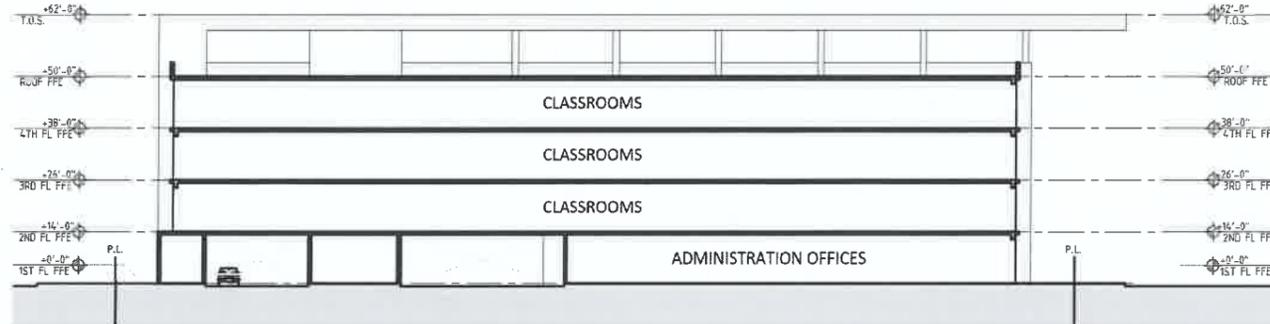
**CHAIN LINK FENCE DETAIL**  
SCALE: N.T.S.



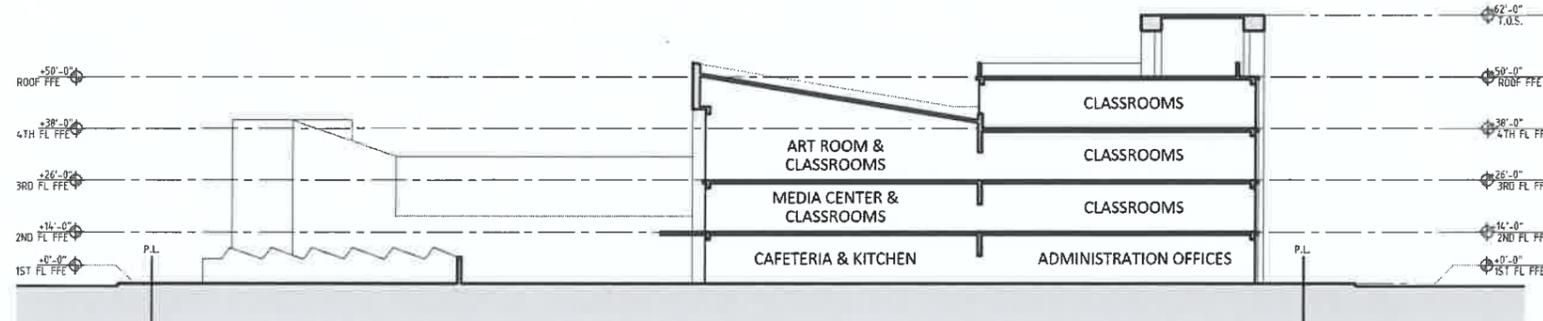
**KEY PLAN**  
SCALE: N.T.S.



**SECTION A**  
SCALE: 1" = 20'



**SECTION B**  
SCALE: 1" = 20'



**SECTION C**  
SCALE: 1" = 20'

No.	DATE	REVISION	BY
1	10/25/17	DRG. COMMENTS	LH
2	1/4/18	DRG. COMMENTS #2	LH
3	3/8/18	DRG. COMMENTS #3	TM

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SHEET TITLE  
**SECTIONS AND SITE FENCE DETAILS**

SHEET NUMBER  
**A-7**

PROJECT:  
**HALLANDALE B  
 K-8 ACADEM  
 700 S. FEDERAL HW  
 HALLANDALE BEACH, F**

APPLICANT:  
**CROSSINGS AT  
 HALLANDALE LD**

4651 SHERIDAN ST. :  
 HOLLYWOOD, FL 33

ISSUED FOR:  
**SITE PLAN  
 APPROVAL**

CIVICA PROJECT N  
 160211



No.	DATE	REVISION
1	10/25/17	DRG. COMMENTS
2	1/4/18	DRG. COMMENTS #2

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 APPROVED BY: RL  
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SHEET TITLE  
**AERIAL VIEW**

SHEET NUMBER  
**A-8**



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tel: 305.593.9955  
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PROJECT:  
**HALLANDALE E  
K-8 ACADEM**  
700 S. FEDERAL H  
HALLANDALE BEACH, FL

APPLICANT:  
CROSSINGS AT  
HALLANDALE LI

4651 SHERIDAN ST.  
HOLLYWOOD, FL 3

ISSUED FOR:  
**SITE PLAN  
APPROVAL**

CIVICA PROJECT N  
160211

No.	DATE	REVISION
1	10/25/17	DRG. COMMENTS
2	1/4/18	DRG. COMMENTS #2

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GA

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SHEET TITLE  
**STREET VIEWS**

SHEET NUMBER  
**A-9**



No.	DATE	REVISION
1	10/25/17	ORC. COMMENTS
2	1/4/18	ORC. COMMENTS #2
3	3/8/18	ORC. COMMENTS #3

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 DATE: 8/11/2017  
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SHEET TITLE  
**STREET VIEW**

SHEET NUMBER  
**A-10**

PROJECT:  
**HALLANDALE  
 K-8 ACADEM**  
 700 S. FEDERAL H  
 HALLANDALE BEACH, FL

APPLICANT:  
 CROSSINGS AT  
 HALLANDALE LI

4651 SHERIDAN ST.  
 HOLLYWOOD, FL 33021

ISSUED FOR:  
**SITE PLAN  
 APPROVAL**

CIVICA PROJECT N  
 160211



No.	DATE	REVISION
1	10/25/17	ORC. COMMENTS
2	1/4/18	ORC. COMMENTS #2

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SHEET TITLE  
**STREET VIEW**

SHEET NUMBER  
**A-11**

