EXHIBIT "10"

# EIGHTH AVENUE COMMONS
# A
# WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

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Houston 3D Rendering

## PROJECT TEAM


### 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:
BWILLIAMS@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:

BASELINE 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@BASELINE-ENG.COM

### GEOTECHNICAL:

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

### CIVIL:

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

### LANDSCAPE:

GENTILE GLAS, HOLLOWAY, O'MAHONEY & ASSOSCIATE, INC.
1907 COMMERCE LANE, SUITE 101
JUPITER, FL 33458
CONTACT: GEORGE G GENTILE
TEL: 561 575-9557 FAX: 561 575-5260
GEORGE@2GHO.COM

### LAND USE ATTORNEY:

DUNAY MISKEL BLACKMAN LLP
14 SOUTHEAST 4TH STREET SUITE 36
BOCA RATON, FL 33432
CONTACT: ELE ZACHARIADES, Esq. & HOPE CALHOUN, Esq.
TEL:561 405-3300 FAX:561 409-2341
ELE@DMBBLAW.COM, HCALHOUN@DMBBLAW.COM

### MEPF:

ELLIS & GRITTER CONSULTING ENGINEERS
1106 NORTH G STREET SUITE B
LAKE WORTH, FL 33460
CONTACT: BEN ELLIS
TEL: 561 370-3300
BELLIS@ELLISGRITTER.COM

### SHADOW ANALYSIS:

HOUSTON 3D RENDERINGS
CONTACT: JAMES LEE
TEL: 832 422-5264
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

ARCHITECTURE FARM INC. est.1980 COMPANY TRADEMARK


816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
954 505-3873
www.architectureforminc.com


CONSULTANT

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

AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

STATE OF FLORIDA · BLAIR R. WILLIAMS · 02 12 · AR97971 · REGISTERED ARCHITECT

TITLE

TITLE SHEET

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

| 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)** |

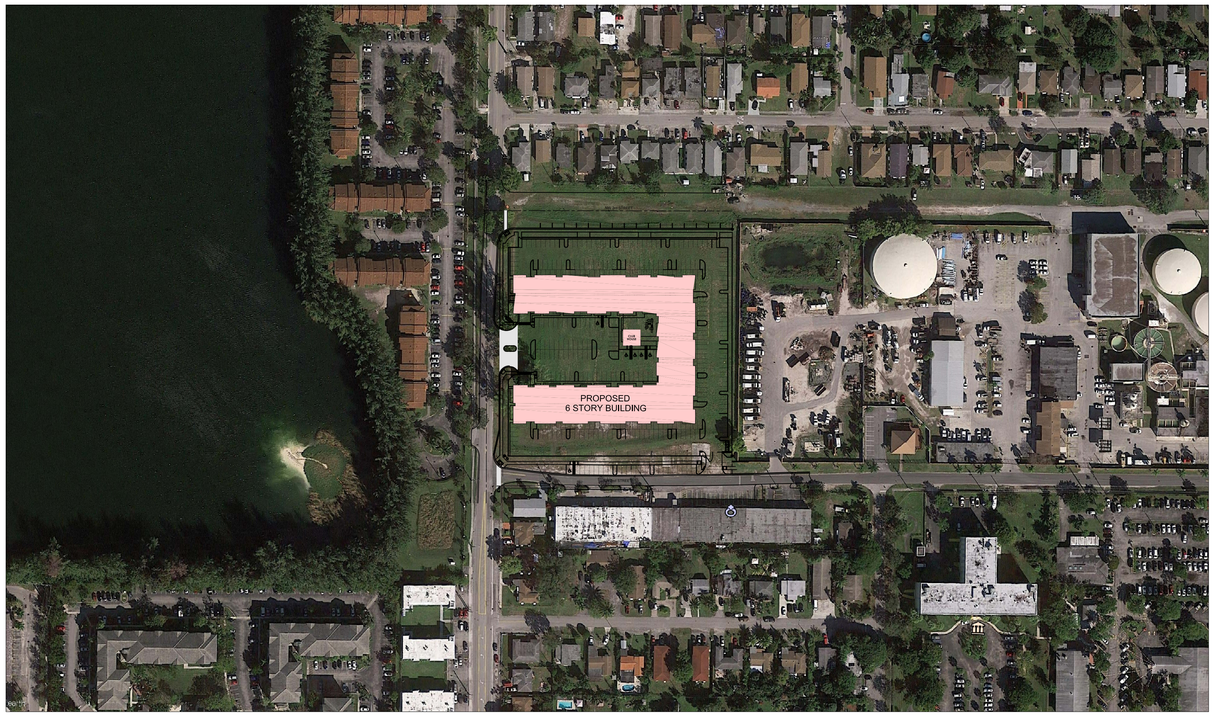
**PARKING**

| 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 FARM INC. est.1980 COMPANY TRADEMARK

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www.architectureforminc.com

CONSULTANT

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AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|

CERTIFICATION SEAL

TITLE
PROJECT DATA

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

N

DEC 21 @ 1 PM | 3

N

DEC 21 @ 4 PM | 4

N

DEC 21 @ 10 AM | 2

N

PROJECT SITE | 1

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CONSULTANT

HOUSTON 3D RENDERINGS
Houston3DRenderings.com
832 422-5264
HoustonRendrings@gmail.com

# EIGHTH AVENUE COMMONS
## A
## WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

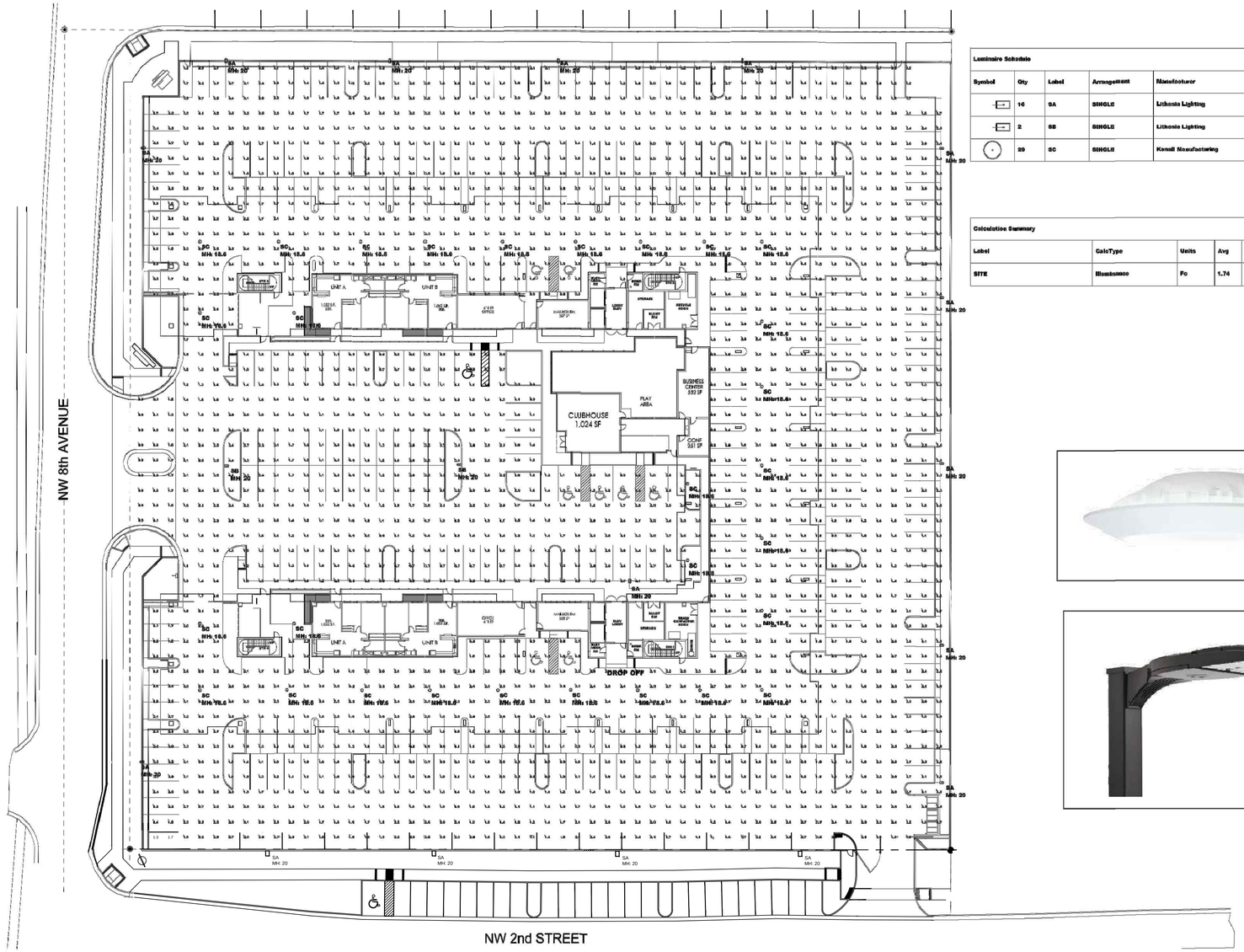
ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE
SHADOW ANALYSIS

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




# PHOTOMETRIC SITE PLAN

**Luminaire Schedule**

| Symbol | Qty | Label | Arrangement | Manufacturer | Description | Luminaire Lumens | LLF | Luminaire Watts |
|---|---|---|---|---|---|---|---|---|
| | 16 | SA | SINGLE | Lithonia Lighting | DSX1 LED P3 40K TFTR MVOLT MH: 20' POLE MOUNT A.F.G. | 12574 | 0.903 | 102 |
| | 2 | SB | SINGLE | Lithonia Lighting | DSX1 LED P8 40K TSW MVOLT MH: 20' POLE MOUNT A.F.G. | 25911 | 0.903 | 207 |
| | 29 | SC | SINGLE | Kenall Manufacturing | SPG18-PM-MW-SS-SU-TP-45L-40K3-DCC-DV MH: 18-8" SURFACE MOUNT A.F.F | 6110 | 0.855 | 55 |

**Calculation Summary**

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---|---|---|---|---|---|---|---|
| SITE | Illuminance | Fc | 1.74 | 4.4 | 0.5 | 3.48 | 8.80 |

Kenall Manufacturing

Lithonia Lighting

ELLIS & GRITTER
CONSULTING ENGINEERS
ENGINEERING FOR TODAY'S BUILT ENVIRONMENT
11068 NORTH G STREET
LAKE WORTH, FL 33460
(561) 378-3300 phone
www.ellisgritter.com
OPN: 18003

BEN ELLIS, PE
LICENSED ENGINEER 067566
STATE OF FLORIDA
CERT. OF AUTH. #33405
DATE

RECORD ARCHITECT

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AGENCY APPROVAL

ISSUANCE

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|---|---|
| | |

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
℄ = 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

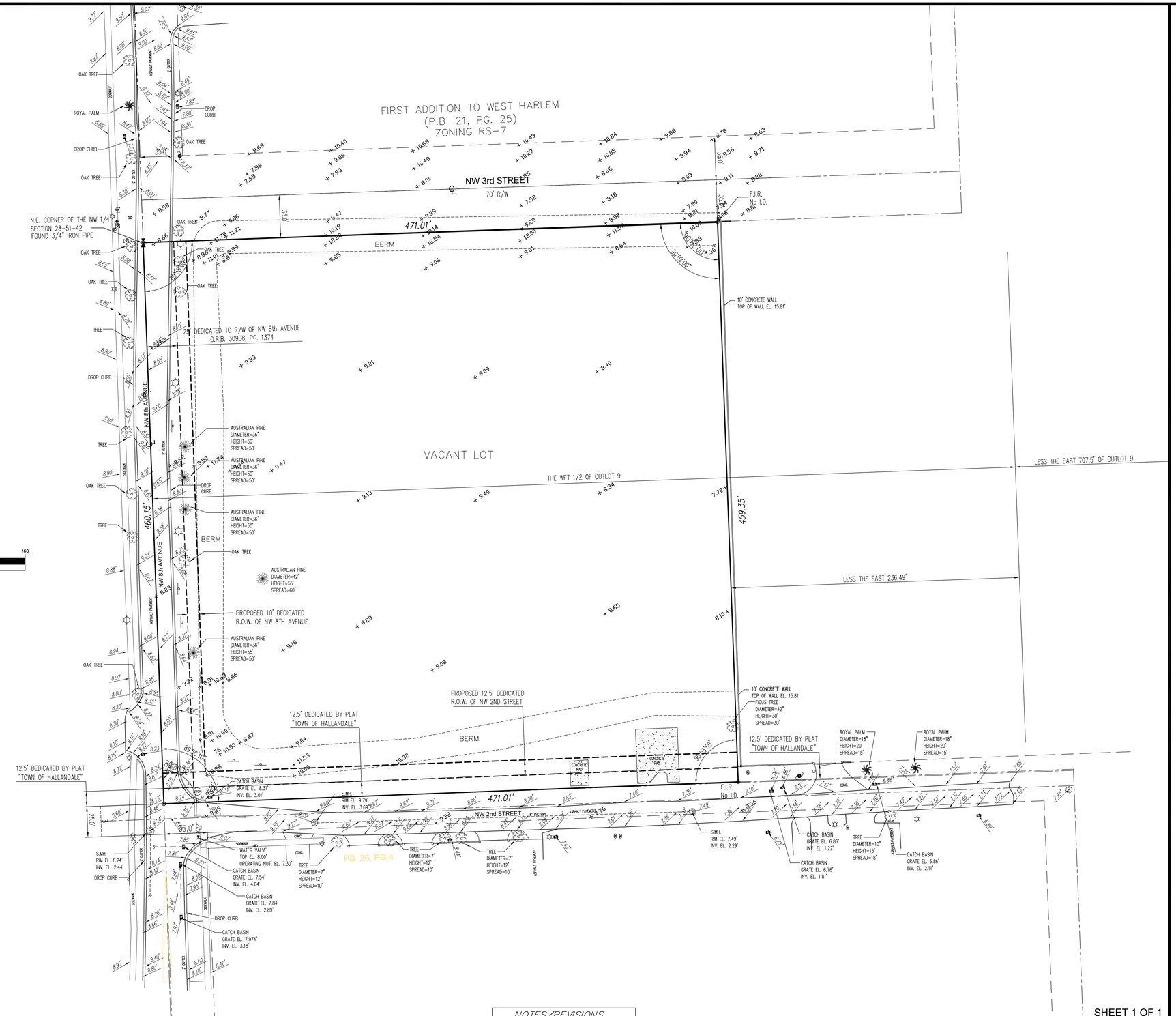
## SYMBOLS

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

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.




## 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 ½ OF OUTLOT 9, IN THE NORTHEAST ¼ 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)

SHEET 1 OF 1

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.

| | | | |
|---|---|---|---|
| TITLE: MAP OF BOUNDARY SURVEY | | | SCALE: 1" = 40' |
| COMMUNITY PANEL# 120 110 0731 H | FLOOD ZONE: X / AH | BASE FLOOD EL.: N/A / 10.0'(NAVD'88) | DRAWN BY: L.J.O. |
| | | | CHECKED BY: J.E.K. |
| DATE OF FIRM: 08/18/2014 | | BASIS OF BEARING: ANGLES MEASURED | |
| PROPERTY ADDRESS: NW 8 AVENUE, HALLANDALE BEACH, FLORIDA | | | |

| 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. KUHAR, 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

RECORD ARCHITECT

ARCHITECTURE FARM INC. est.1980 COMPANY TRADEMARK

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HALLANDALE BEACH, FL 33009
954 505-3873
www.architectureforminc.com

CONSULTANT

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

# EIGHTH AVENUE COMMONS
# A
# WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

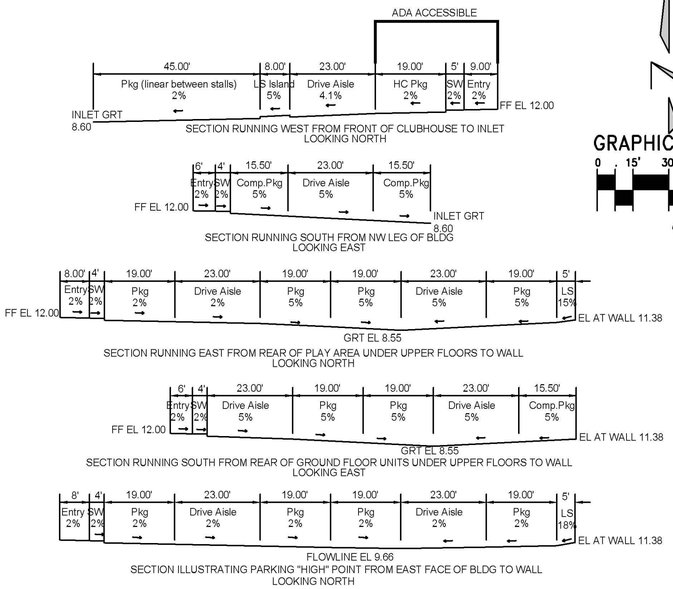
ISSUANCE

| 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 | | |




## TYPICAL SECTIONS

GENERAL NOTES:

1. ALL IMPROVEMENTS DEPICTED HEREON ARE CONCEPTUAL IN NATURE AND BASED UPON OWNER AND CITY SUPPLIED DATA.
2. ALL IMPROVEMENTS DEPICTED ARE SUBJECT TO REVIEW AND ADJUSTMENT BY GOVERNING AGENCIES.
3. FEMA FLOOD ELEVATION 10.00 NAVD
4. CONCEPTUAL DRAINAGE COMPUTATIONS HAVE BEEN PERFORMED TO ESTABLISH THE FOLLOWING CRITERIA:
   - MINIMUM FINISHED FLOOR ELEVATION 12.00 NAVD
   - PERIMETER BERM ELEVATION 11.38 NAVD.
   - MINIMUM PARKING/CATCH BASIN ELEVATION 8.55 NAVD.
5. ON-SITE STORMWATER RUNOFF OF 3.3" FOR THE 5-YEAR 1-HOUR STORM IS TO BE RETAINED ENTIRELY ON SITE PER HALLANDALE BEACH REQUIREMENTS.
6. PER SFWMD REQUIREMENTS THE MINIMUM PARKING ELEVATION MUST BE PROTECTED FROM FLOODING PRODUCED BY THE 5-YEAR 1-DAY STORM.
7. STORMWATER RUNOFF RETENTION REQUIREMENTS TO BE ACHIEVED VIA THE USE OF EXFILTRATION TRENCH, STORMWATER CHAMBERS, OR GRAVITY DISCHARGE WELLS.
8. FINAL METHOD FOR STORMWATER MANAGEMENT, ATTENUATION, AND WATER QUALITY TO BE DETERMINED DURING FINAL DESIGN.

### SURVEY LEGEND

BM = BENCHMARK
℄ = 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
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
O/L = ON LINE
O/S = OFFSET
P.B. = PLAT BOOK
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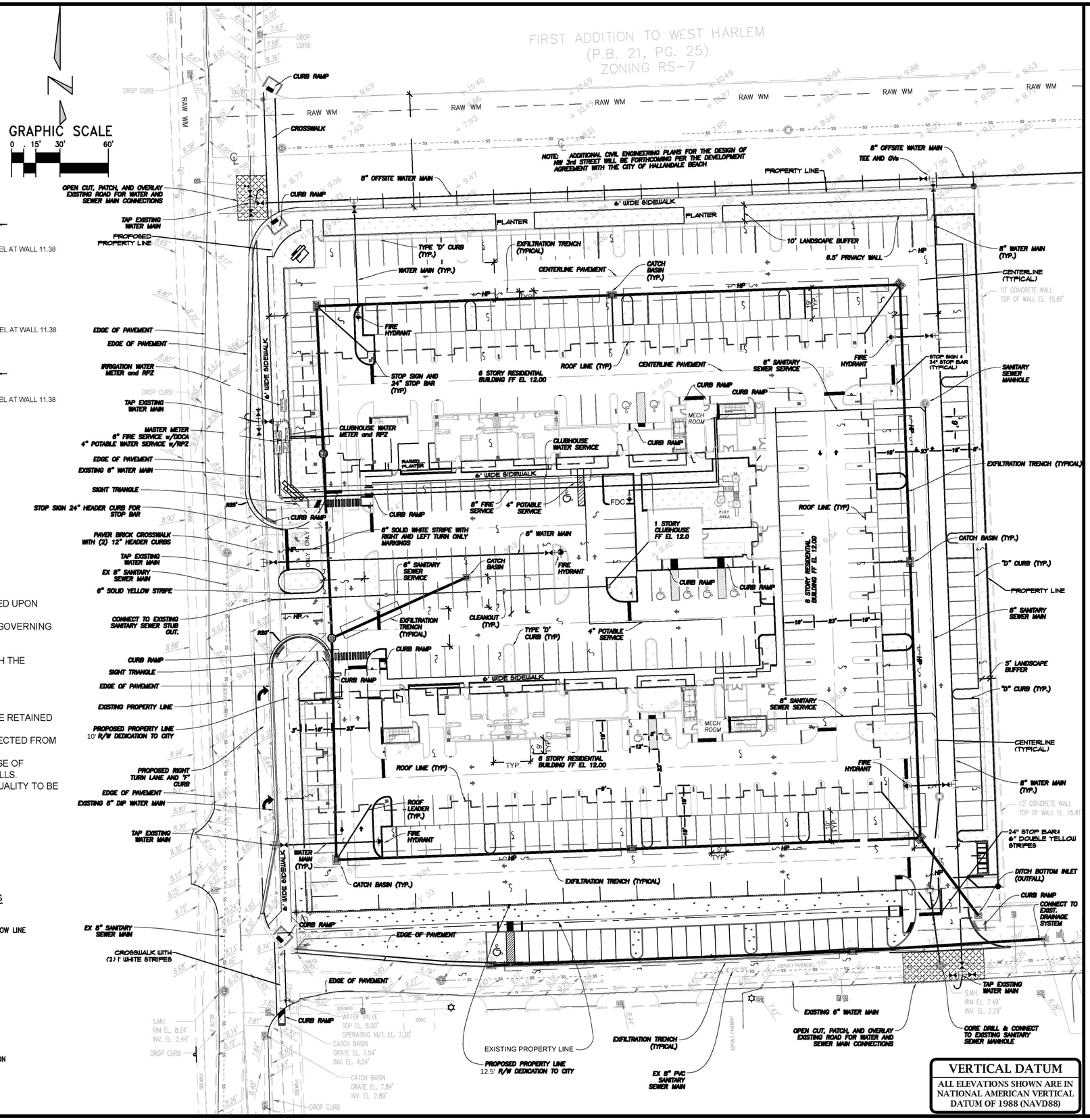
P.O.C.= POINT OF COMMENCE
P.P. = POINT OF CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

### SURVEY SYMBOLS

CATCH BASIN
WATER VALVE
LIGHT POLE
+0.00 EXISTING ELEVATION
CBS. WALL
MANHOLE

### ENGINEERING SYMBOLS

FLOW DIRECTION ARROW
HP HIGH POINT OF DRAINAGE FLOW LINE
STORMWATER MANHOLE
STORMWATER CATCH BASIN
22.5 DEGREE BEND
90 DEGREE BEND
TEE
GATE VALVE
SANITARY SEWER
FDC FIRE DEPARTMENT CONNECTION
FIRE HYDRANT ASSEMBLY
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT




## VERTICAL DATUM

ALL ELEVATIONS SHOWN ARE IN NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

RECORD ARCHITECT

ARCHITECTURE FARM INC. est.1980 COMPANY TRADEMARK

816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
954 505-3873
www.architecturefarminc.com

CONSULTANT

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No. 4897

# 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. |
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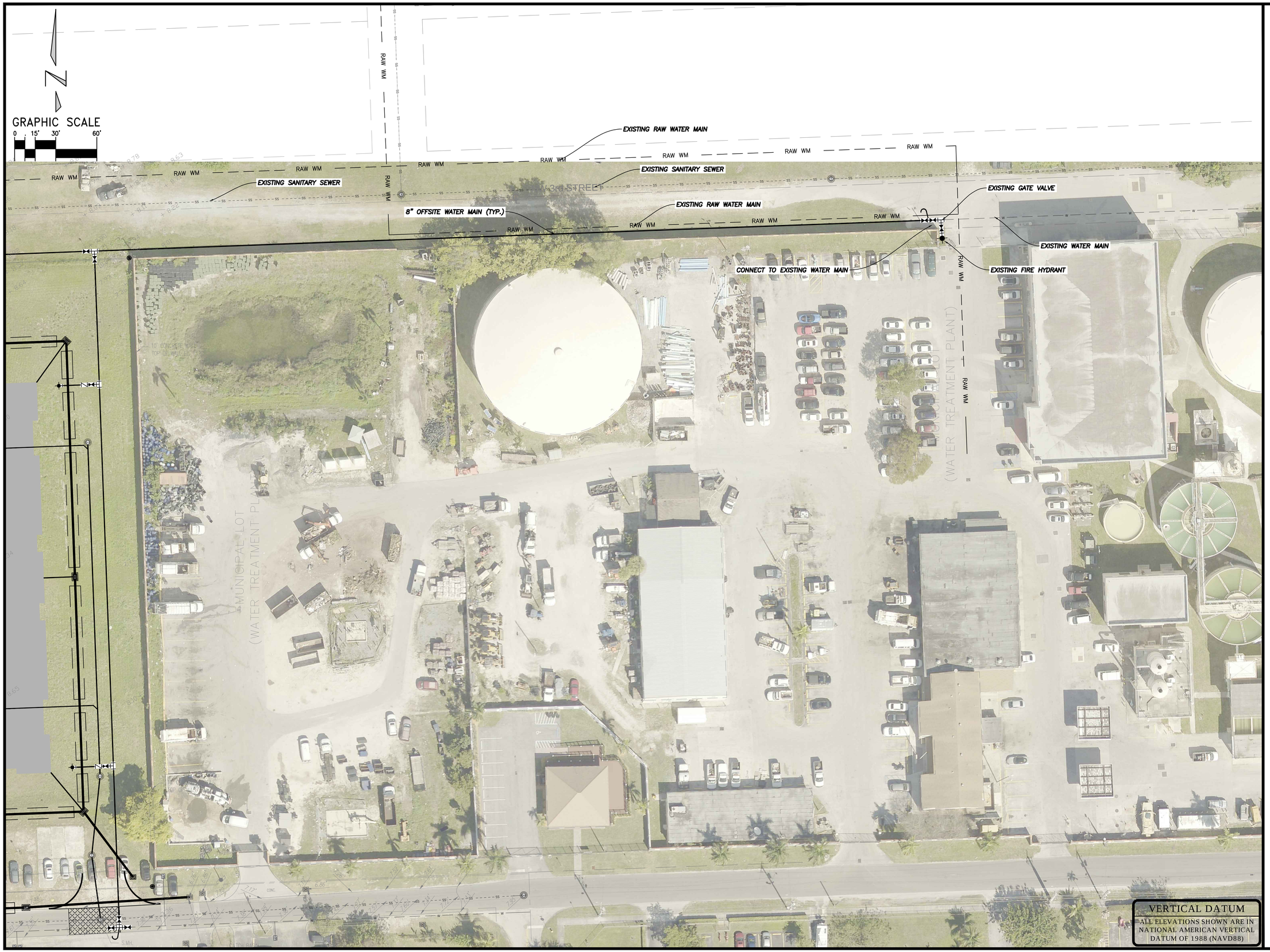
| DRAWN BY | | DATE | 8-23-18 | C- 0.1 |
| CKD BY | | SCALE | 1"=30' | |




RECORD ARCHITECT

ARCHITECTURE FARM INC.
est.1980
COMPANY TRADEMARK

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

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No. 4097

# 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. |
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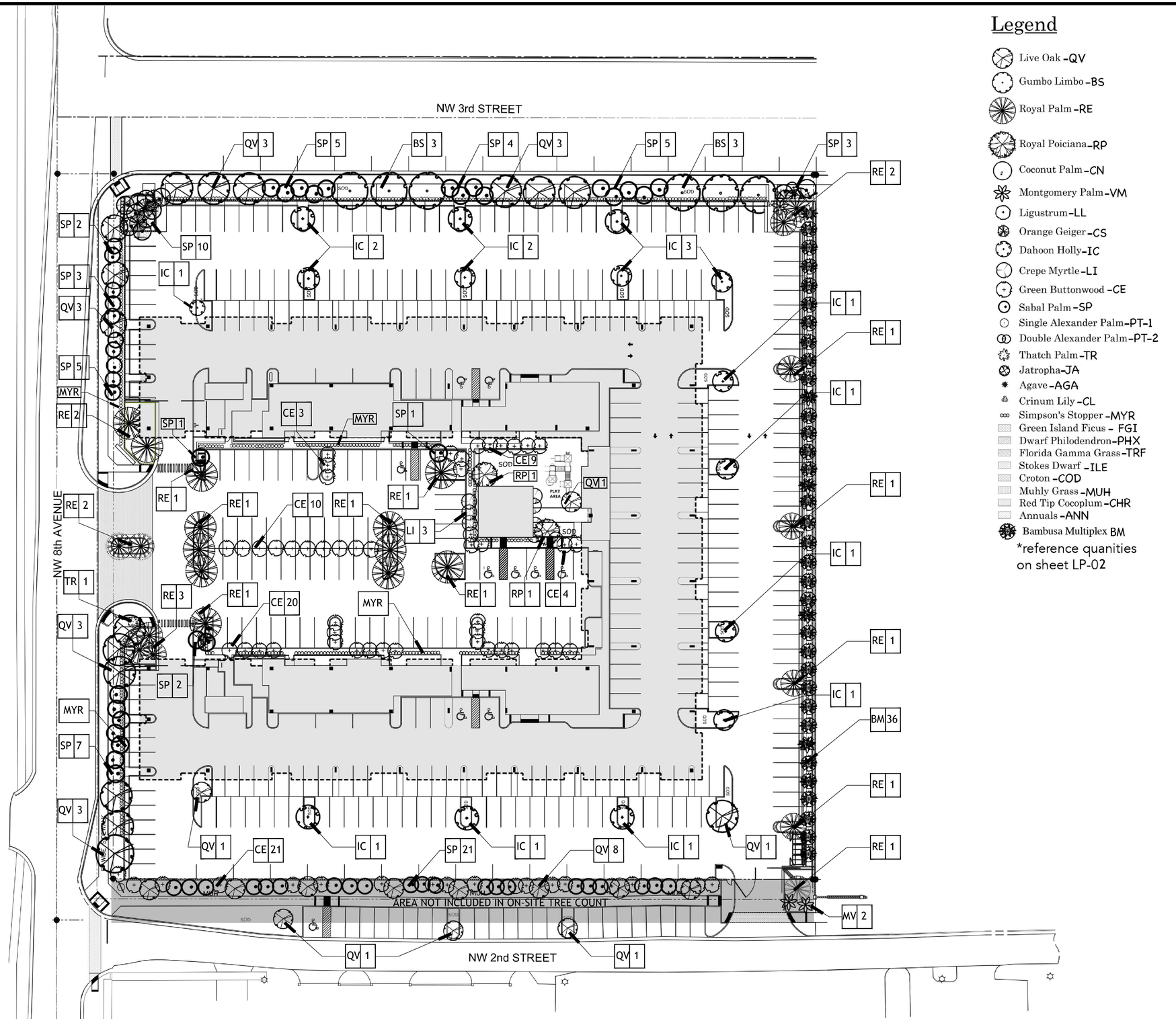


## Legend

- 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 quanities on sheet LP-02

RECORD ARCHITECT

ARCHITECTURE FARM INC.
est.1980
COMPANY TRADEMARK

816 NW 1ST AVENUE
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954 505-3873
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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
561-575-5260 FAX
www.2GHO.com

# EIGHTH AVENUE COMMONS
# A
# WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|

CERTIFICATION SEAL

TITLE
LANDSCAPE PLANTING PLAN

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

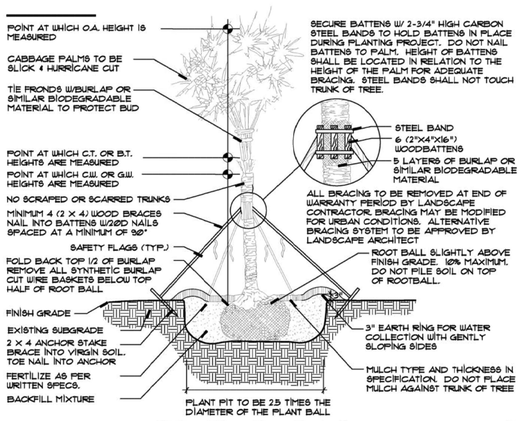
**Accredited Tree List**

| | | 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 BUTTONWOOD | 8' | 5' | MULTI | A.S. | FULL & THICK |
| - | V | CN | Yes | 10 | | COCOS NUCIFERA 'MAYPAN' | COCONUT PALM | 20-15' | C.T. | - | A.S. | FULL & THICK |
| * | 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 | | MUHLENBERGIA 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 |

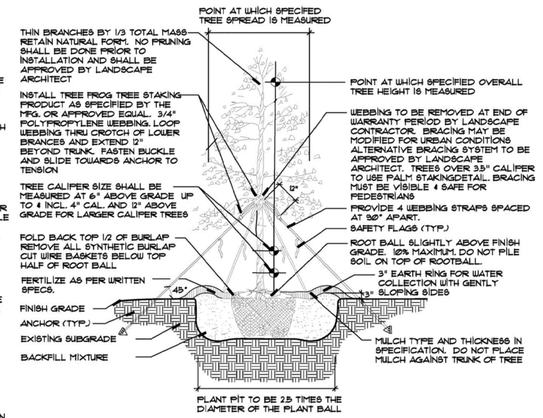
* INDICATES NATIVE PLANT MATERIAL
V INDICATES VERY DROUGHT TOLERANT
M INDICATES MODERATE DROUGHT TOLERANCE

## Details



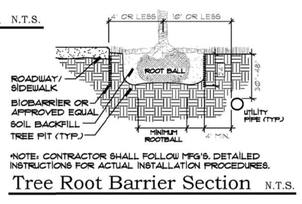

Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

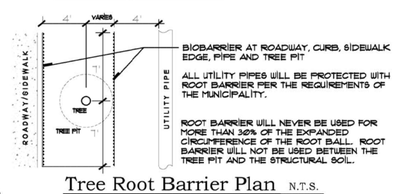



Tree Planting Detail N.T.S.

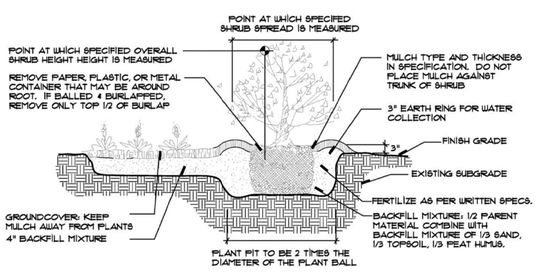
Tree Planting 1" To 3.5" Cal.



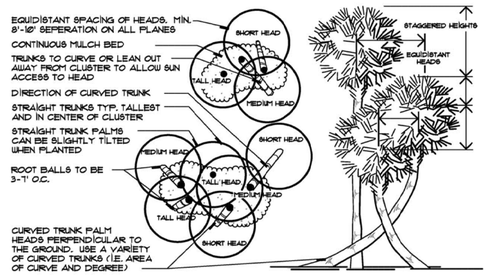

Tree Root Barrier Section N.T.S.




Tree Root Barrier Plan N.T.S.




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




Typical Cabbage Palm Layout N.T.S.

## Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE 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 APPILCATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION 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 NEGLECT 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 TOLANDSCAPE, 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, RESETTING 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:
2.3: 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 NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). 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 EXTRANEOUS 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 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

811 Know what's **below.** **Call** before you dig.

RECORD ARCHITECT

ARCHITECTURE FARM INC. est.1980 COMPANY TRADEMARK

816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
954 505-3873
www.architectureforminc.com

CONSULTANT

LANDSCAPE

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

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.ZGHO.com

# EIGHTH AVENUE COMMONS A WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

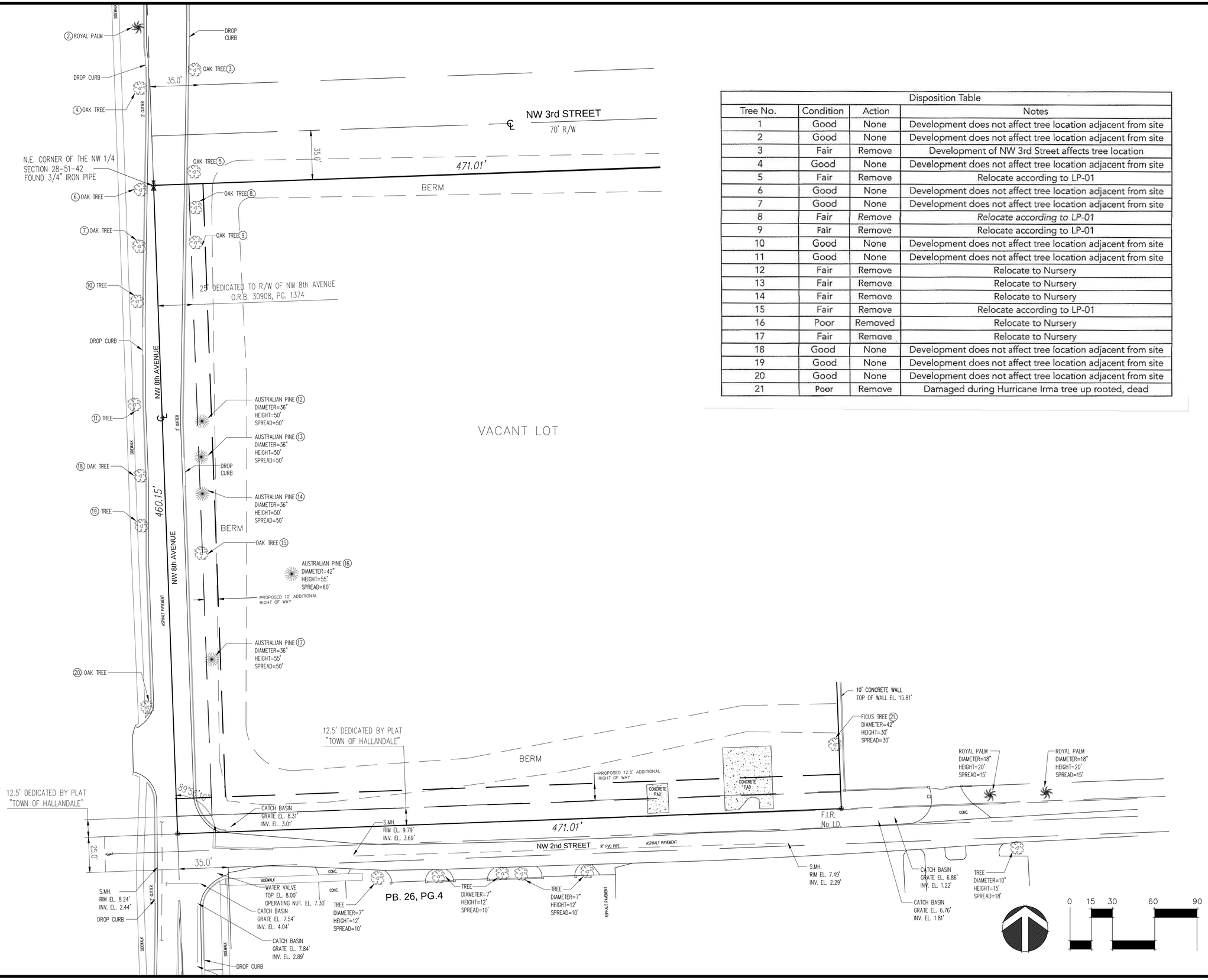
ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE: LANDSCAPE SPEC. PLAN

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




| Disposition Table | | | |
|---|---|---|---|
| Tree No. | Condition | Action | Notes |
| 1 | Good | None | Development does not affect tree location adjacent from site |
| 2 | Good | None | Development does not affect tree location adjacent from site |
| 3 | Fair | Remove | Development of NW 3rd Street affects tree location |
| 4 | Good | None | Development does not affect tree location adjacent from site |
| 5 | Fair | Remove | Relocate according to LP-01 |
| 6 | Good | None | Development does not affect tree location adjacent from site |
| 7 | Good | None | Development does not affect tree location adjacent from site |
| 8 | Fair | Remove | *Relocate according to LP-01* |
| 9 | Fair | Remove | Relocate according to LP-01 |
| 10 | Good | None | Development does not affect tree location adjacent from site |
| 11 | Good | None | Development does not affect tree location adjacent from site |
| 12 | Fair | Remove | Relocate to Nursery |
| 13 | Fair | Remove | Relocate to Nursery |
| 14 | Fair | Remove | Relocate to Nursery |
| 15 | Fair | Remove | Relocate according to LP-01 |
| 16 | Poor | Removed | Relocate to Nursery |
| 17 | Fair | Remove | Relocate to Nursery |
| 18 | Good | None | Development does not affect tree location adjacent from site |
| 19 | Good | None | Development does not affect tree location adjacent from site |
| 20 | Good | None | Development does not affect tree location adjacent from site |
| 21 | Poor | Remove | Damaged during Hurricane Irma tree up rooted, dead |

RECORD ARCHITECT

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# A
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200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

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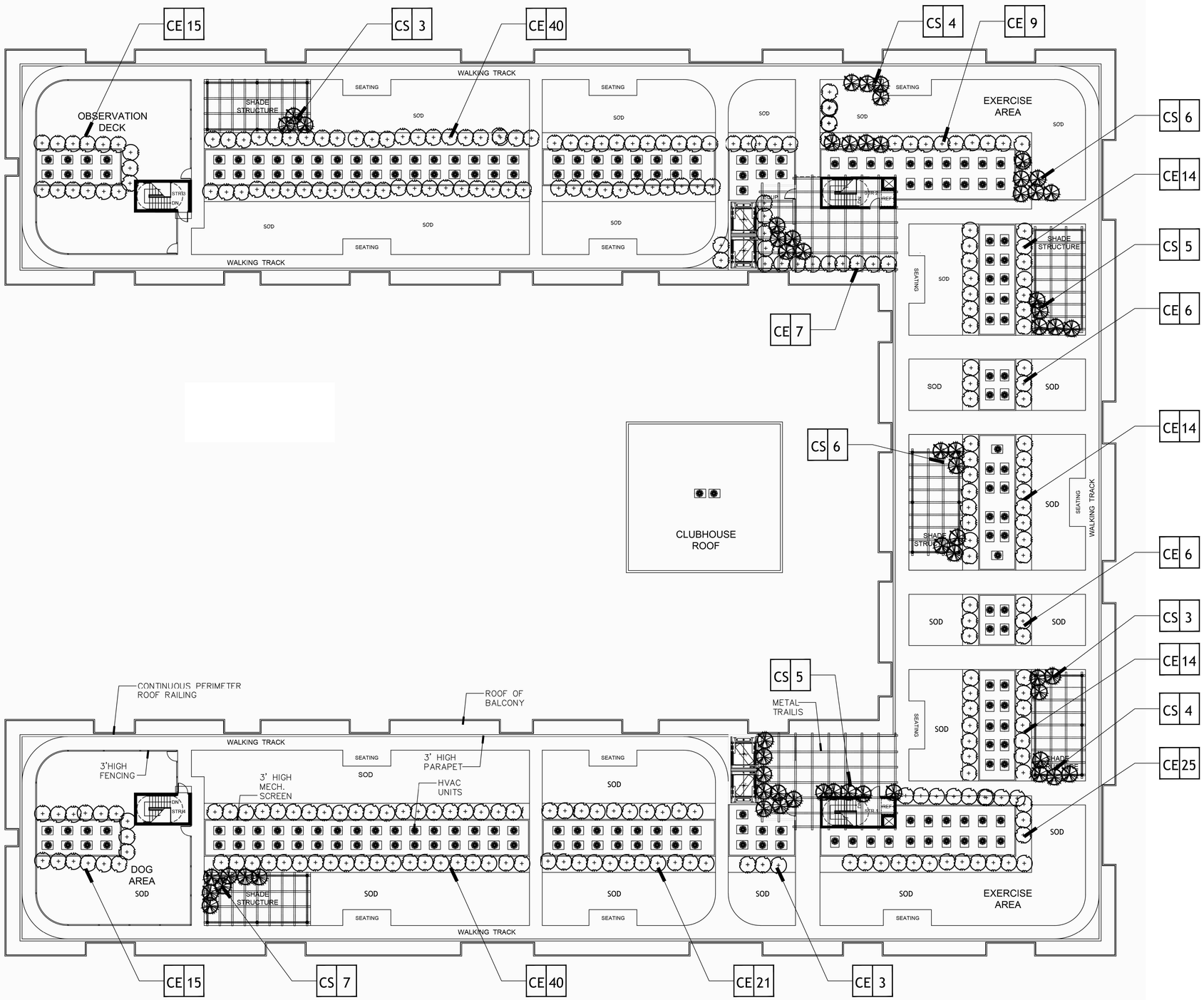
| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE
## LANDSCAPE TREE DISPOSITION PLAN

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




## 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

0 15 30 60 90

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# EIGHTH AVENUE COMMONS A WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
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AGENCY APPROVAL

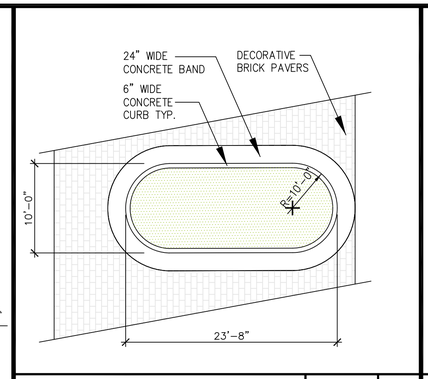
ISSUANCE

| DATE | ISSUANCE |
|---|---|

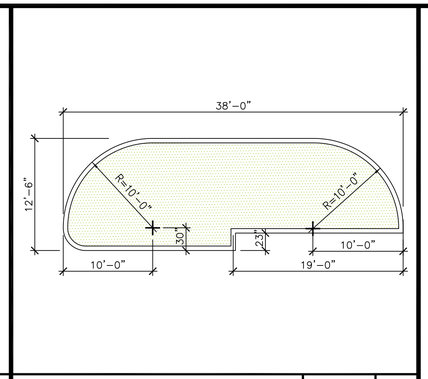
CERTIFICATION SEAL

TITLE
ROOFSCAPE PLAN

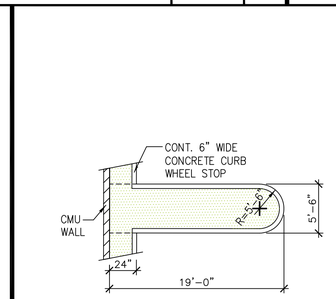
| PROJ. NO. | 001 | FILE NAME | COMMONS | DRAWING NO. |
|---|---|---|---|---|
| DRAWN BY | | DATE | 6.12.18 | LP-04 |
| CKD BY | | SCALE | 1/16"=1' | |



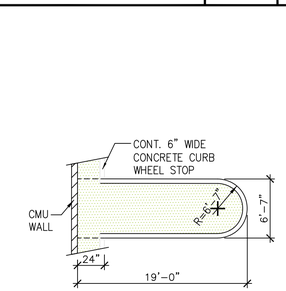

LANDSCAPE ISLAND | SCALE: 1/8"=1'-0" | 6



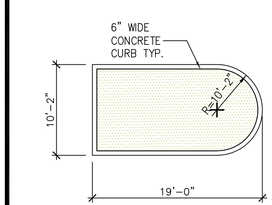

LANDSCAPE ISLAND | SCALE: 1/8"=1'-0" | 5



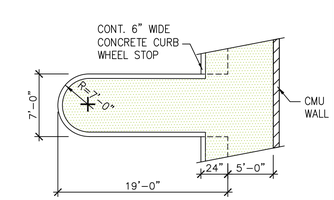

LANDSCAPE ISLAND | SCALE: 1/8"=1'-0" | 4




LANDSCAPE ISLAND | SCALE: 1/8"=1'-0" | 3




LANDSCAPE ISLAND | SCALE: 1/8"=1'-0" | 2




LANDSCAPE ISLAND | SCALE: 1/8"=1'-0" | 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:

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

0 15 30 60 90

RECORD ARCHITECT

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# EIGHTH AVENUE COMMONS A WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

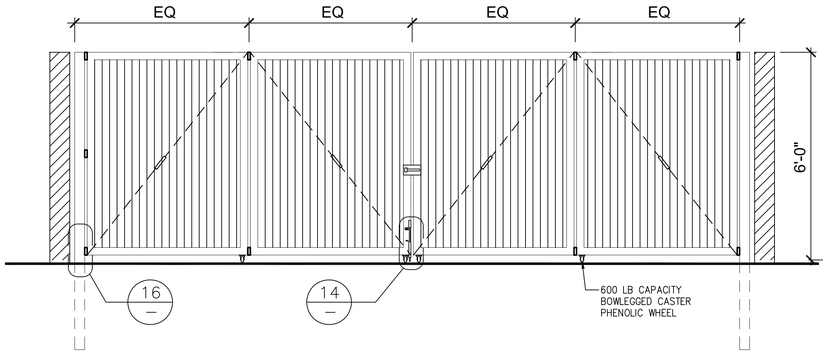
| DATE | ISSUANCE |
|---|---|

CERTIFICATION SEAL

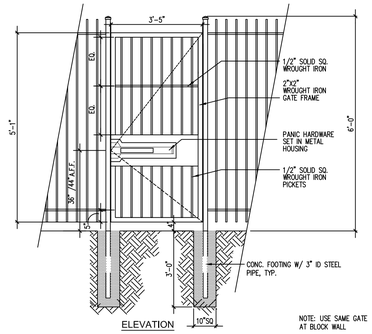
TITLE

## SITE PLAN

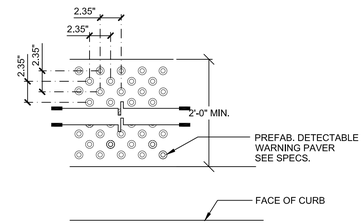
| | | | | |
|---|---|---|---|---|
| PROJ. NO. | 001 | FILE NAME | COMMONS | DRAWING NO. |
| DRAWN BY | BRW | DATE | 8.27.18 | SP-01 |
| CKD BY | BRW | SCALE | 1"=30' | |



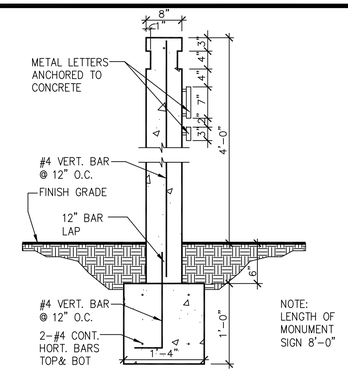

TRASH ENCLOSURE FOLDING ROLLING GATES | SCALE: 3/8"=1'-0" | 15



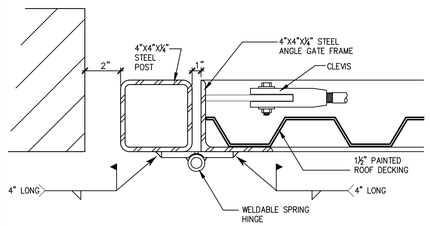

WROUGHT FENCE & GATE | SCALE: 3/8"=1'-0" | 11



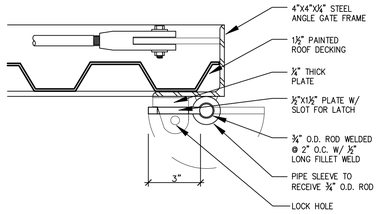

TRAUNCATED DOMES | SCALE: 3"=1'-0" | 8



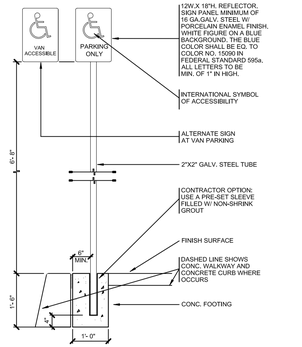

MONUMENT SIGN DETAIL | SCALE: 1-1/2"=1'-0" | 4



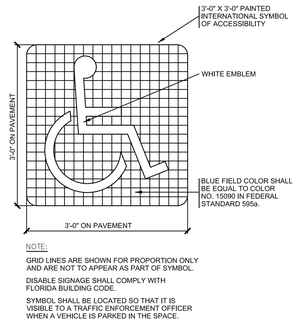

HINGE DETAIL | SCALE: 3/4"=1'-0" | 16



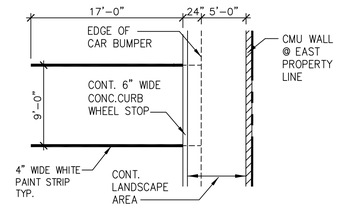

CANE BOLT DETAIL | SCALE: 3/4"=1'-0" | 14



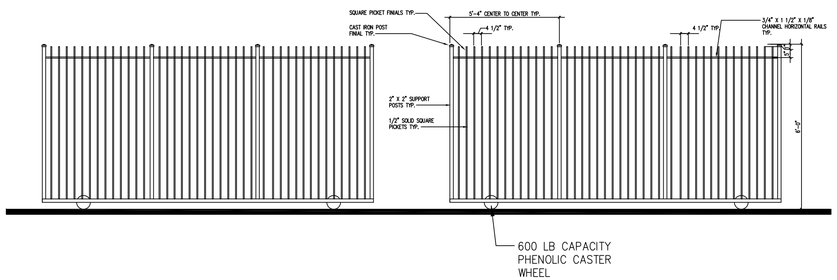

DISABLE ACCESS SIGN | SCALE: 1/2"=1'-0" | 10



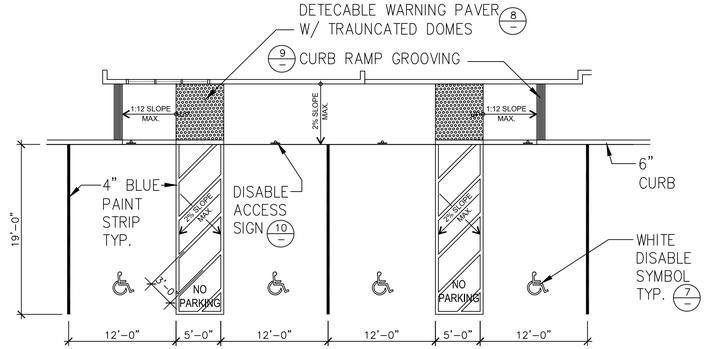

DISABLE ACCESS SYMBOL | SCALE: 3/4"=1'-0" | 7



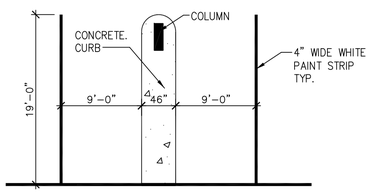

PARKING @ CMU WALL | SCALE: 1/8"=1'-0" | 3



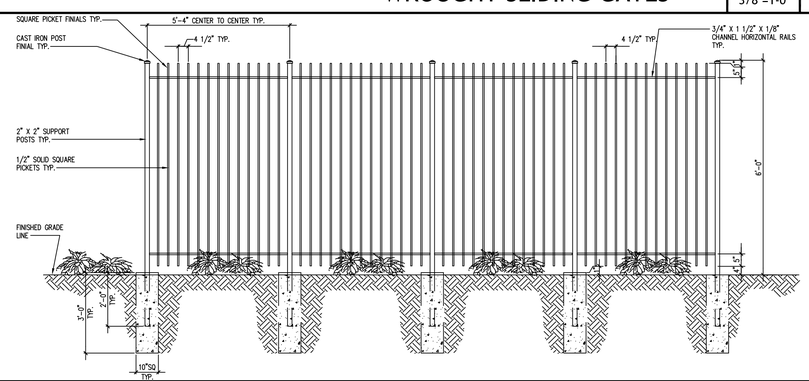

WROUGHT SLIDING GATES | SCALE: 3/8"=1-0" | 13



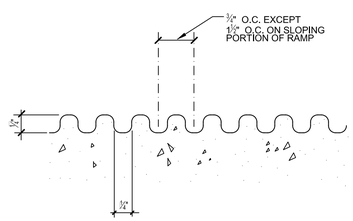

TYP. DISABLE PARKING STALLS | SCALE: 1/8"=1'-0" | 6



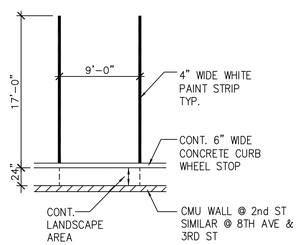

TYP. CURB @ COLUMN | SCALE: 1/8"=1'-0" | 2



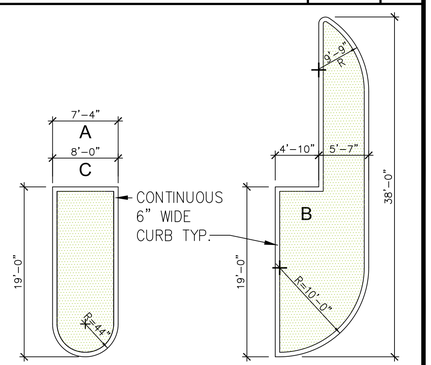

WROUGHT IRON FENCE DETAIL | SCALE: 3/8"=1-0" | 12




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

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# EIGHTH AVENUE COMMONS
# A
# WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

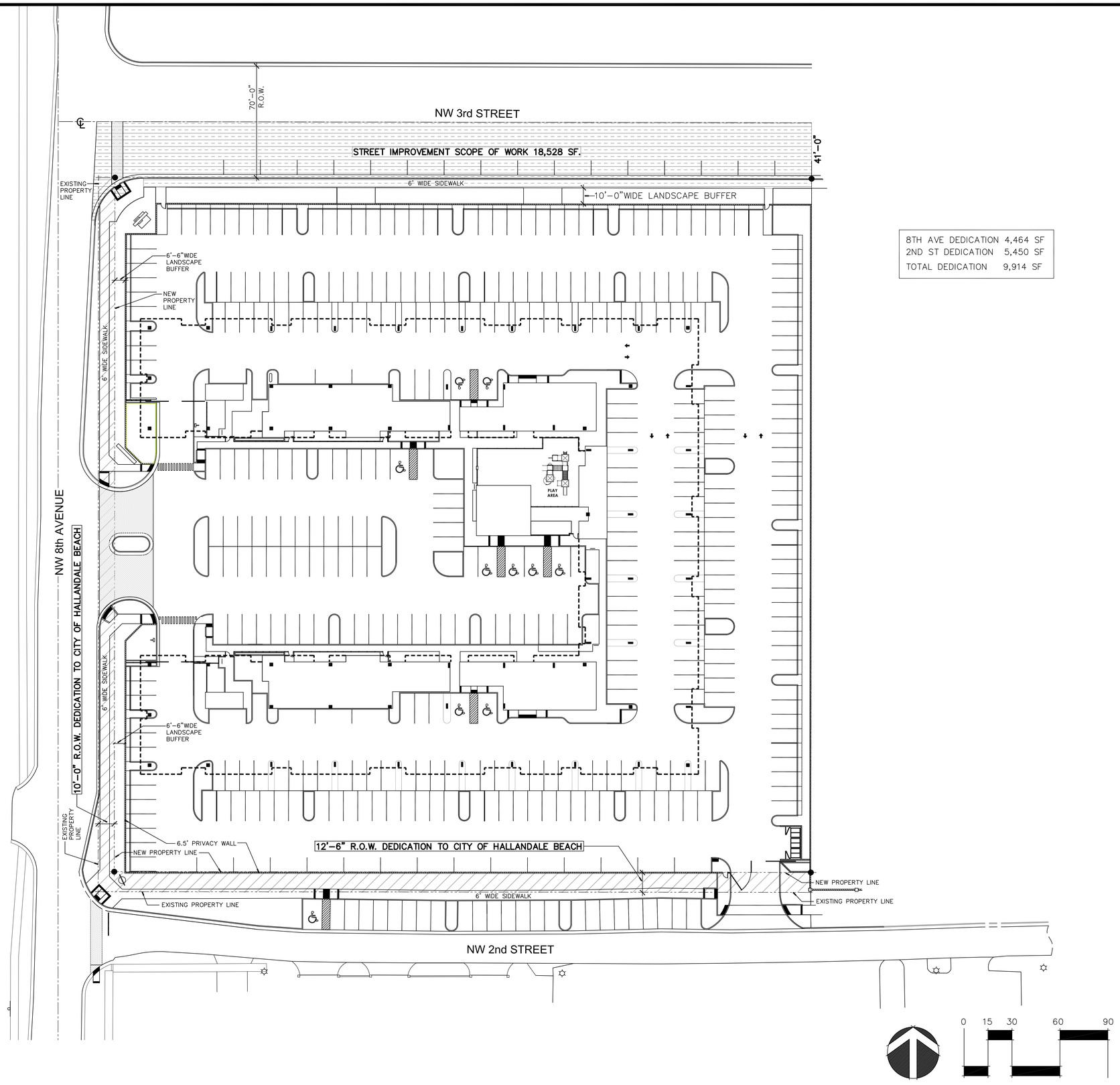
| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE

SITE DETAILS

| PROJ. NO. | 001 | FILE NAME | COMMONS | DRAWING NO. |
|---|---|---|---|---|
| DRAWN BY | BRW | DATE | 8.27.18 | SP-02 |
| CKD BY | BRW | SCALE | 1"=30' | |




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

RECORD ARCHITECT

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AGENCY APPROVAL

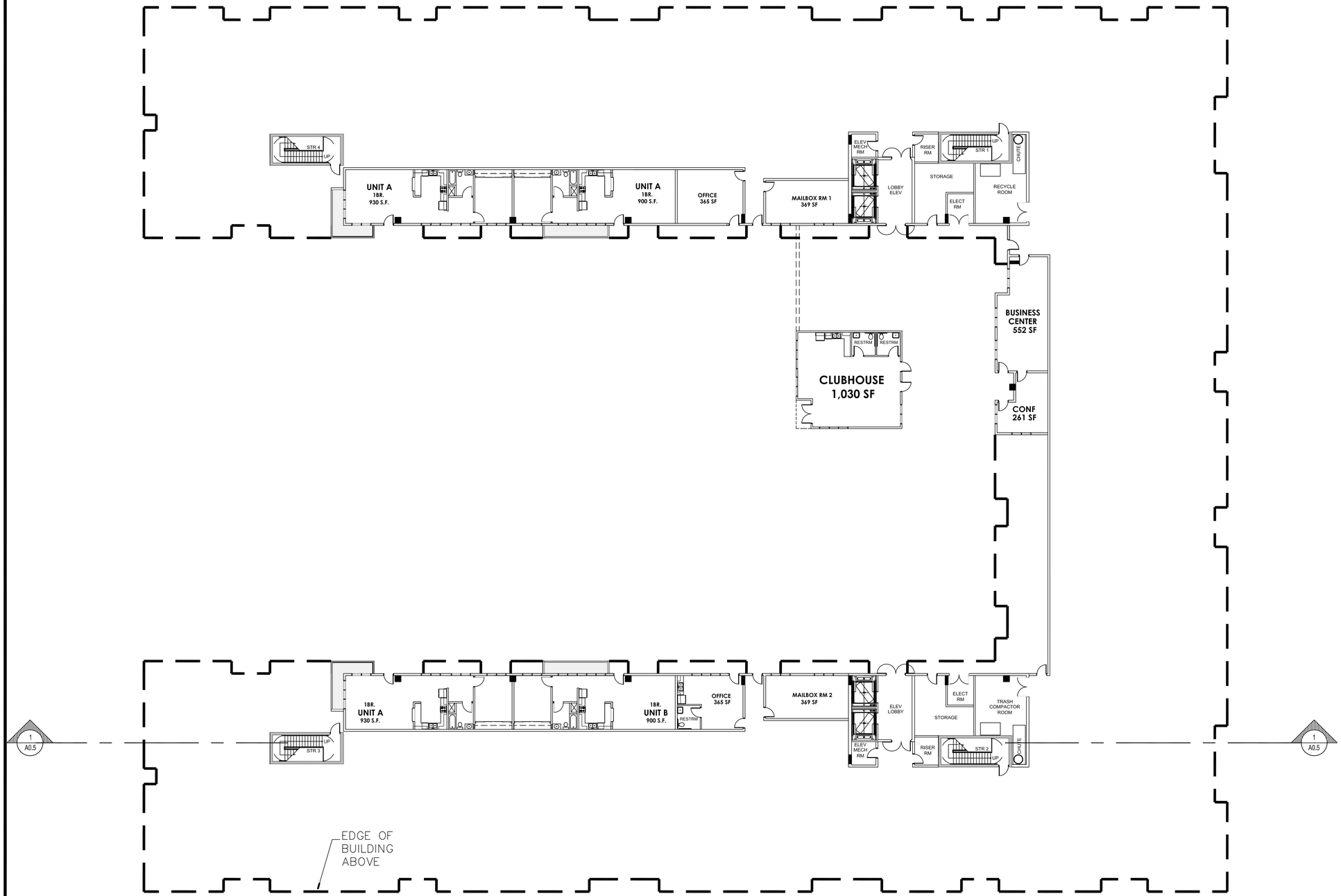
ISSUANCE

| 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' | |




GROUND FLOOR PLAN | SCALE: 1/16"=1'-0" | 1

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# EIGHTH AVENUE COMMONS
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200 NW 8TH AVENUE
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AGENCY APPROVAL

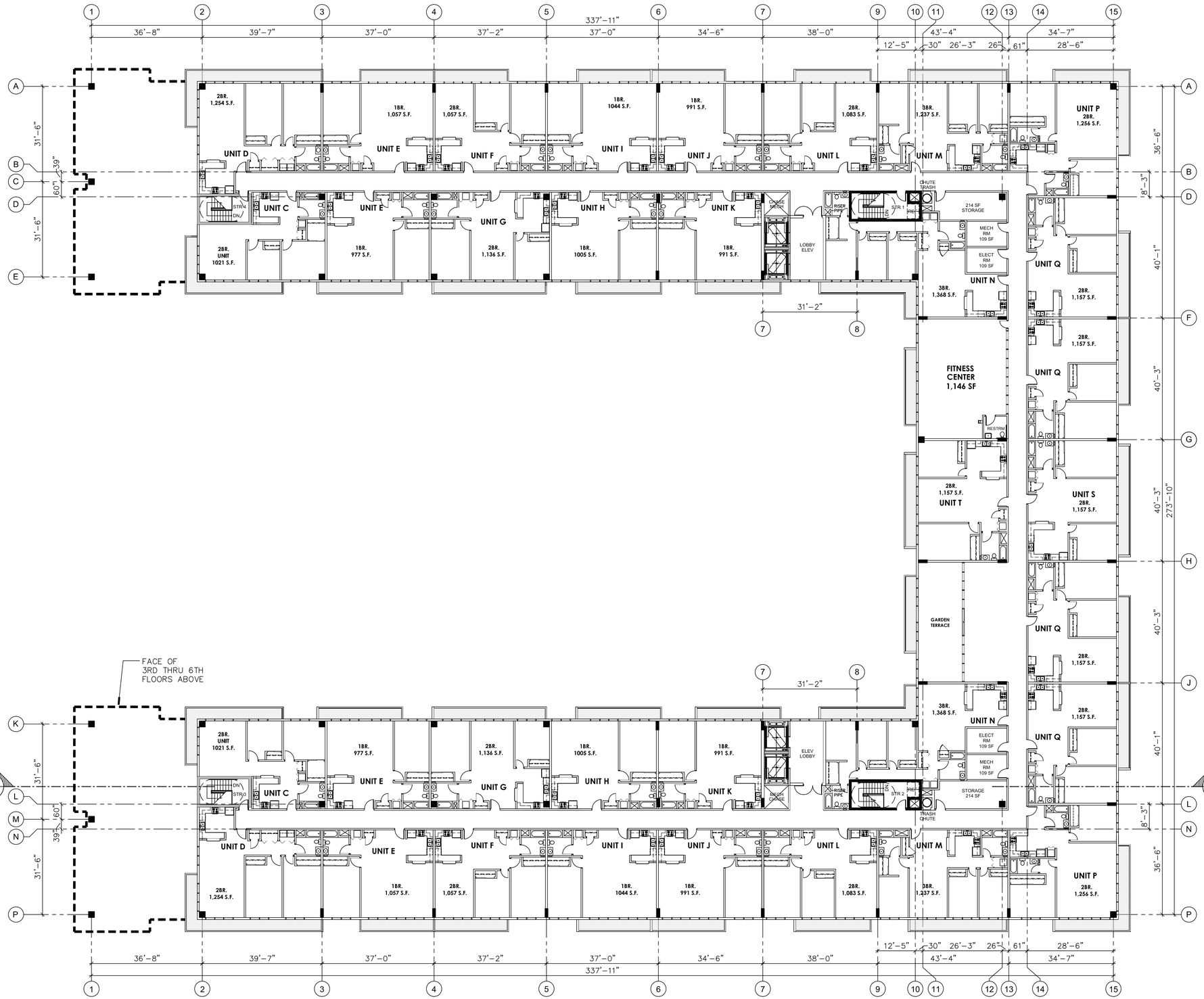
ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE: GROUND FLOOR PLAN

| | | | | |
|---|---|---|---|---|
| PROJ. NO. | 001 | FILE NAME | COMMONS | DRAWING NO. |
| DRAWN BY | BRW | DATE | 8.27.18 | A-01 |
| CKD BY | BRW | SCALE | 1/16"=1' | |




SECOND FLOOR PLAN

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

1

RECORD ARCHITECT

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# EIGHTH AVENUE COMMONS
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AGENCY APPROVAL

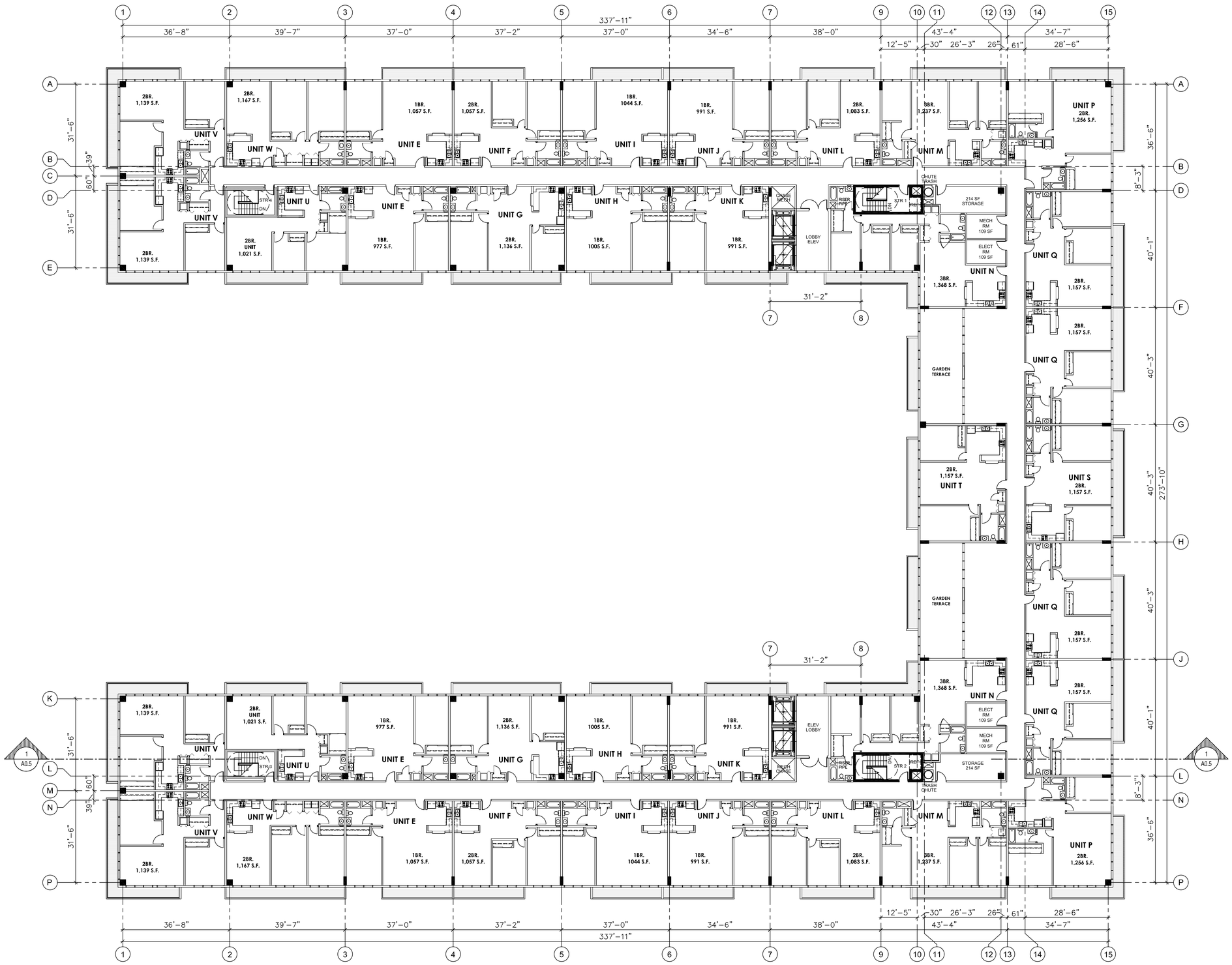
ISSUANCE

| DATE | ISSUANCE |
|---|---|

CERTIFICATION SEAL

TITLE SECOND FLOOR PLAN

| PROJ. NO. | 001 | FILE NAME | COMMONS | DRAWING NO. |
|---|---|---|---|---|
| DRAWN BY | BRW | DATE | 8.27.18 | A-02 |
| CKD BY | BRW | SCALE | 1"=30' | |




3-6 FLOOR PLANS | SCALE: 1/16"=1'-0" | 1

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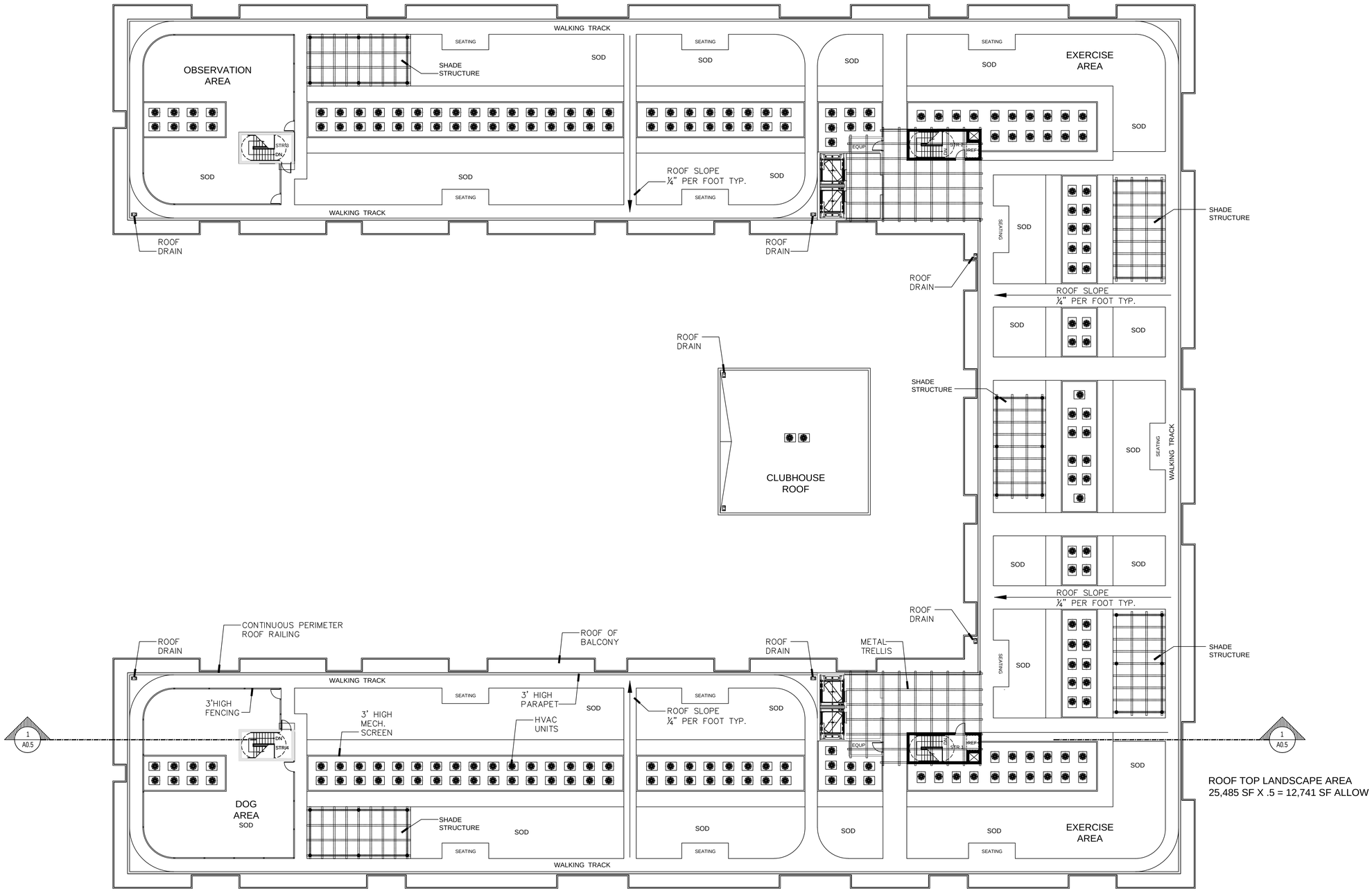
ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE
## 3-6 FLOOR PLAN

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




ROOF TOP LANDSCAPE AREA
25,485 SF X .5 = 12,741 SF ALLOW

RECORD ARCHITECT

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est.1980
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816 NW 1ST AVENUE
HALLANDALE BEACH, FL 33009
954 505-3873
www.architectureforminc.com

CONSULTANT

# EIGHTH AVENUE COMMONS
# A
# WORKFORCE HOUSING PROJECT

200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

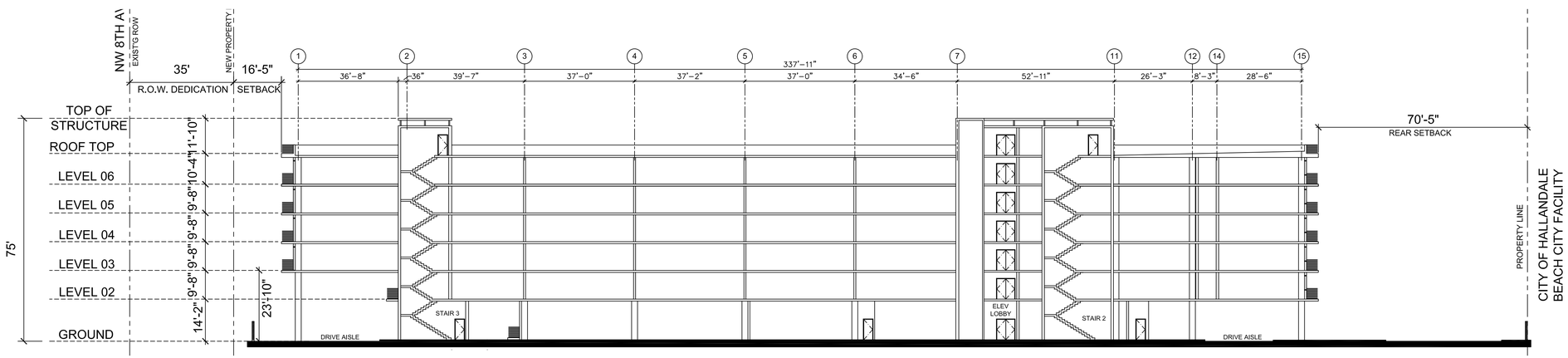
ISSUANCE

| 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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ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE

## SECTION

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

RENDERED EAST ELEVATION

20"=1'-0"

EAST ELEVATION

20"=1'-0"

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ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

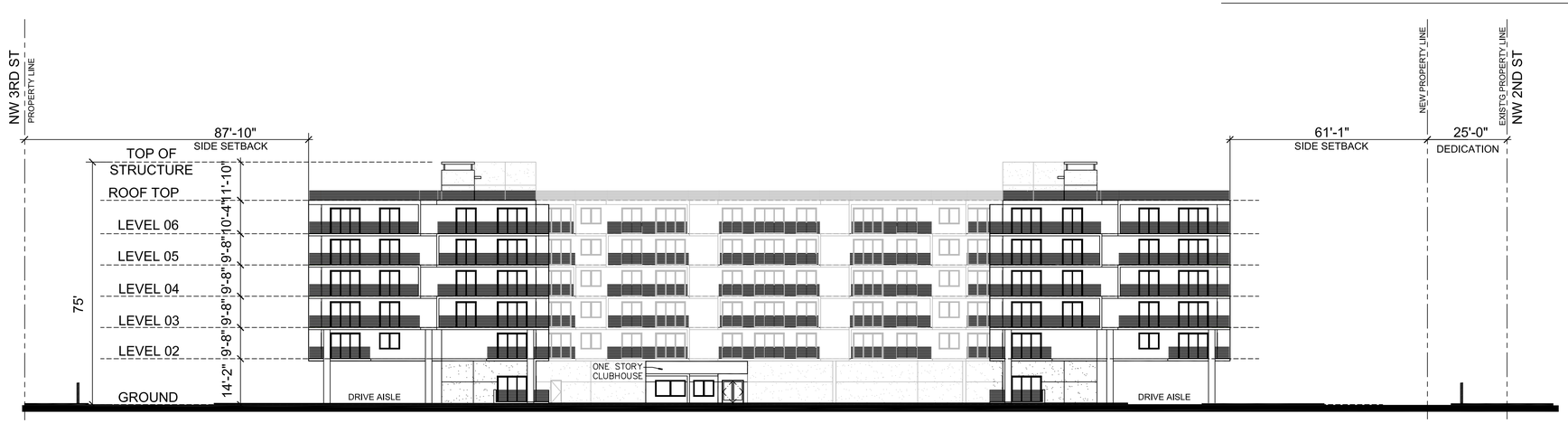
CERTIFICATION SEAL

TITLE
## EAST ELEVATION

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

RENDERED WEST ELEVATION

20"=1'-0"




WEST ELEVATION

20"=1'-0"

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200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE
## WEST ELEVATION

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

RENDERED SOUTH ELEVATION

20"=1'-0"

SOUTH ELEVATION

20"=1'-0"

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200 NW 8TH AVENUE
HALLANDALE BEACH, FL 33009

AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE
## SOUTH ELEVATION

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

RENDERED NORTH ELEVATION

20"=1'-0"

NORTH ELEVATION

20"=1'-0"

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AGENCY APPROVAL

ISSUANCE

| DATE | ISSUANCE |
|---|---|
| | |

CERTIFICATION SEAL

TITLE
## NORTH ELEVATION

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