PROJECT NUMBER
1305-26
SHEET NUMBER
CS-1

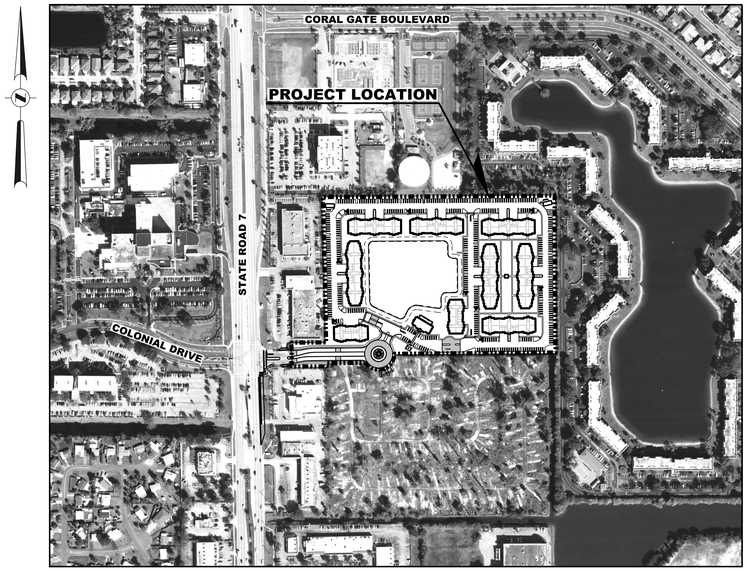
CELEBRATION POINTE NORTH

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

CELEBRATION POINTE NORTH, LLC

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LOCATION MAP

SCALE: 1" = 300'

SECTION 19 / TOWNSHIP 48 S / RANGE 42 E

SITE PLAN

OWNER/DEVELOPER:

CELEBRATION POINTE NORTH LLC
12448 SW 127 AVE
MIAMI, FLORIDA 33186

LANDSCAPE ARCHITECT:

WITKIN DESIGN GROUP
307 SOUTH 21st AVENUE
HOLLYWOOD, FL 33020

ARCHITECT:

PALENZUELA & HEVIA DESIGN GROUP
12201 S.W. 133rd COURT
MIAMI, FL 33186

SURVEYOR:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD,
SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

CIVIL ENGINEER:

HSQ GROUP, INC.
1489 WEST PALMETTO PARK ROAD, SUITE 340
BOCA RATON, FLORIDA 33486
(561) 392-0221

LEGAL DESCRIPTION (NORTH PORTION):

A PORTION OF TRACT "A", **C**ELEBRATION POINTE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 658.13 FEET; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 138°59'49", A DISTANCE OF 160.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'24", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: SOUTH 89°32'46" WEST, A DISTANCE OF 145.85 FEET; THENCE NORTH 01°02'35" WEST, A DISTANCE OF 100.01 FEET; THENCE NORTH 89°32'44" EAST, A DISTANCE OF 145.50 FEET; THENCE NORTH 01°14'17" WEST, A DISTANCE OF 609.68 FEET; THENCE NORTH 89°38'02" EAST, A DISTANCE OF 971.32 FEET TO THE **P**OINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 15.244 ACRES, MORE OR LESS.

DEVELOPMENT INFORMATION

1. THIS DEVELOPMENT KNOWN AS CELEBRATION POINTE NORTH WILL CONSIST OF 282 RESIDENTIAL APARTMENT UNITS WITHIN A 15.244 ACRE SITE

HSQ GROUP, INC.
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Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

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Date: 1/30/2014 Seal

Approved by: JAY HUEBNER
Registered Engineer Number: 54615
State of Florida

1/30/2014

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GENERAL NOTES:

1. WATER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF MARGATE
3. ALL ADDRESSES ARE MARGATE FLORIDA 33063 UNITS NUMBERS ARE 100'S 1ST FLOOR 200'S SECOND FLOOR 300'S THIRD FLOOR.

N

0 60 120

FEET

SCALE: 1"=60'

SITE DATA

LAND USE CLASSIFICATION: RESIDENTIAL MEDIUM 10 DU. /AC.

ZONING CLASSIFICATION: PUD

SITE AREA:

NET SITE AREA (PHASE I):	15,244 AC.	100.0%
BUILDING COVERAGE AREAS:	2,865 AC.	18.8%
POOLS/PATIOS:	0.187 AC.	1.2%
SIDEWALK AREAS:	0.839 AC.	5.5%
ROADWAY AND PARKING AREAS:	4,658 AC.	30.6%
LAKE AREA:	2,310 AC.	15.0%
GREEN AREAS:	4.385 AC.	28.9%

PARKING REQUIREMENTS:

REQUIRED:

1 SPACE PER ONE BEDROOM	(72 UNITS * 1) =	72 SPACES
2 SPACE PER TWO BEDROOM	(174 UNITS * 2) =	348 SPACES
2 SPACE PER THREE BEDROOM	(36 UNITS * 2) =	72 SPACES
(GUEST) 10% OF TOTAL REQ. SPACES	(492 *10%) =	50 SPACES
TOTAL REQUIRED:		542 SPACES

PROVIDED:

GARAGE SPACES (6 PER BLDG):	54	SPACES
DRIVEWAY SPACES (6 PER BLDG):	54	SPACES
STANDARD SPACES:	432	SPACES
HANDICAP SPACES (2% OF TOTAL)	11	SPACES
TOTAL PROVIDED:	551	SPACES

DENSITY CALCULATIONS:

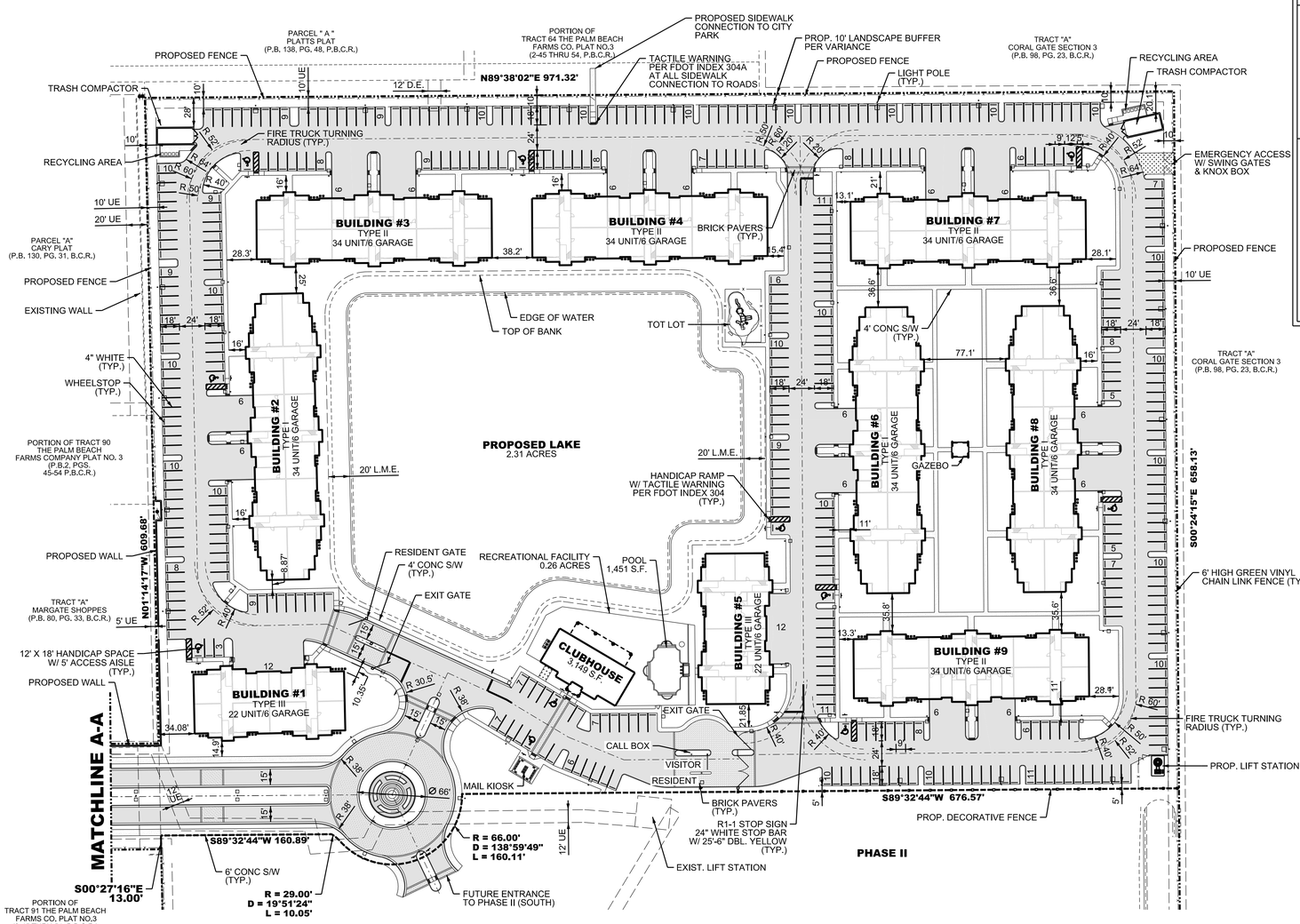
NET SITE AREA:	15,244 AC.(152.4 UNITS PER 10DU/AC)
NUMBER OF UNITS:	282 UNITS
72 - ONE BED	
174 - TWO BED	
36 - THREE BED	
NET DENSITY:	18.5 DU/AC

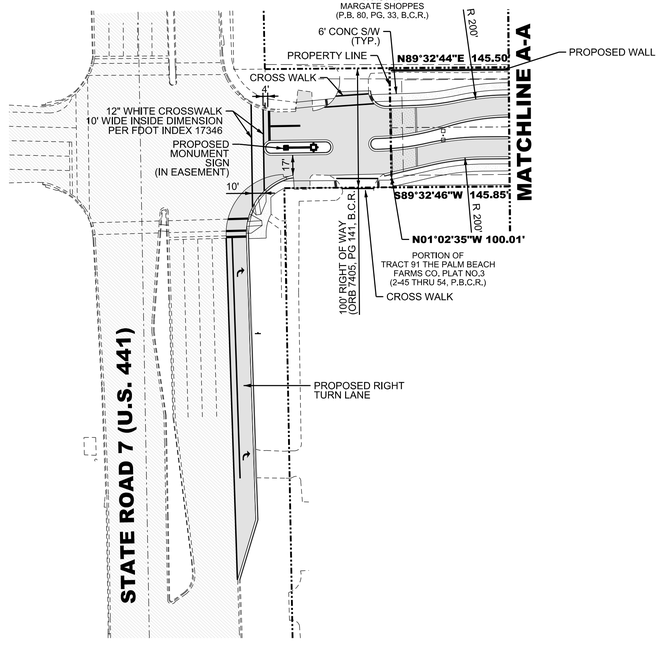
SETBACK REQUIREMENTS:

	REQUIRED:	PROVIDED:
PERIMETER:	10 FEET	10 FEET
BETWEEN BLDGS:	20 FEET	38 FEET
BACK TO SIDE:	20 FEET	25 FEET
FRONT:	5 FEET	11 FEET

OPEN SPACE REQUIREMENTS PHASE ONE:

NET ACREAGE PHASE I:	15.244 AC.
REQUIRED OPEN SPACE:	35% (5.33 AC.)
RECREATION FACILITY:	0.26 AC. (50% TOWARDS OPEN SPACE)
LAKE:	2.31 AC. (50% TOWARDS OPEN SPACE)
GREEN AREA:	4.38 AC.
TOTAL OPEN SPACE PROVIDED:	37.1% (5.66 AC.)





NO.	DATE	BY	REVISION
1	01/29/14	R.W.	REVISED PER DRC COMMENTS

Designed by: J.H. Date: 12/13

Drawn by: R.W. Date: 12/13

Checked by: N.S. Date: 12/13

Approved by: JAY HUEBNER Date: 1/30/2014

Registered Engineer Number 54615
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

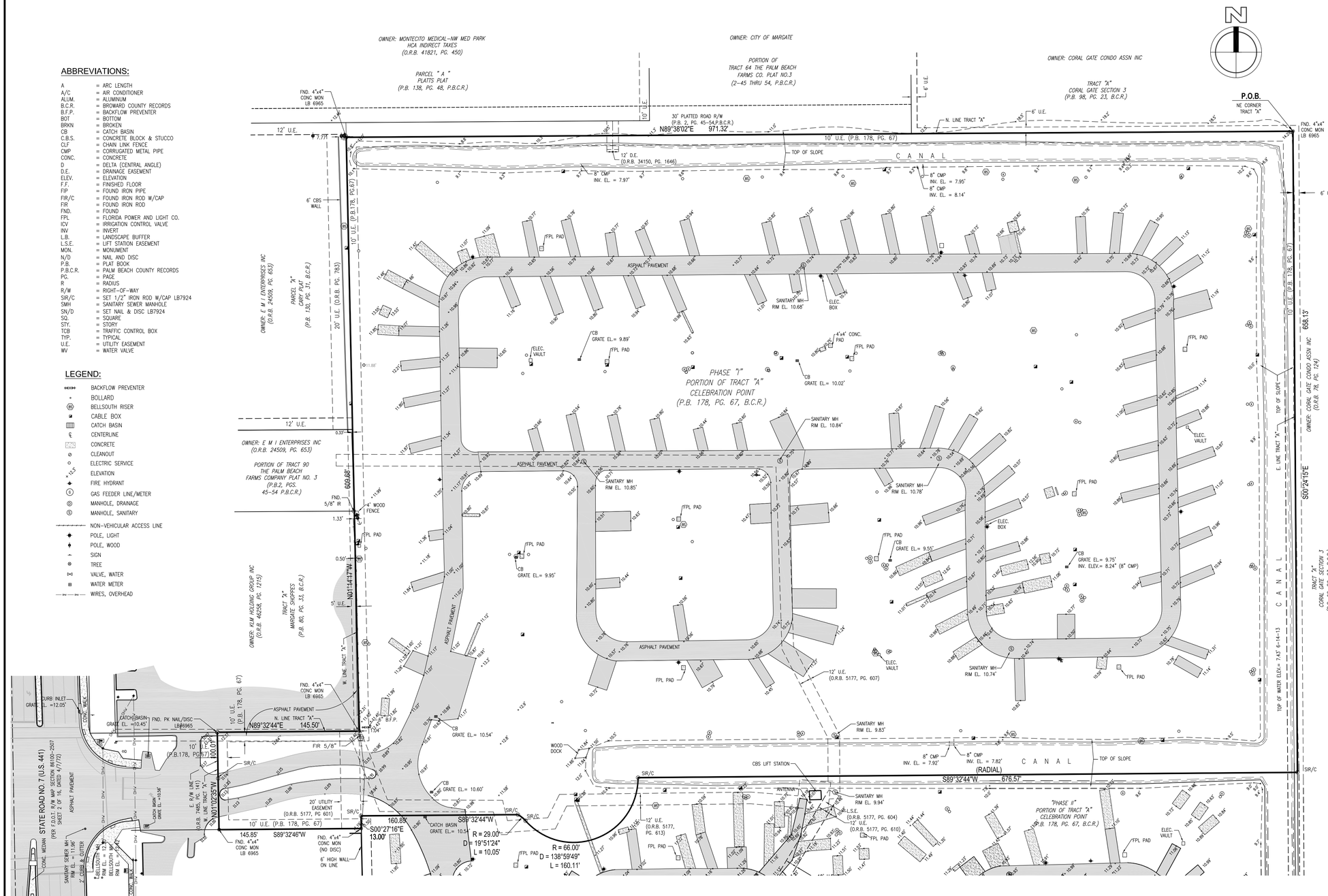
SITE PLAN

PROJECT NUMBER 1305-26

SHEET NUMBER SP1

1/30/2014

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ABBREVIATIONS:

A	= ARC LENGTH
A/C	= AIR CONDITIONER
ALUM.	= ALUMINUM
B.C.R.	= BROWARD COUNTY RECORDS
B.F.P.	= BACKFLOW PREVENTER
BOT	= BOTTOM
BRKN	= BROKEN
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK & STUCCO
CLF	= CHAIN LINK FENCE
CMP	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
D	= DELTA (CENTRAL ANGLE)
D.E.	= DRAINAGE EASEMENT
ELEV.	= ELEVATION
F.F.	= FINISHED FLOOR
FIP	= FOUND IRON PIPE
FIR/C	= FOUND IRON ROD W/CAP
FIR	= FOUND IRON ROD
FND.	= FOUND
FPL	= FLORIDA POWER AND LIGHT CO.
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
L.B.	= LANDSCAPE BUFFER
L.S.E.	= LIFT STATION EASEMENT
MON.	= MONUMENT
N/D	= NAIL AND DISC
P.B.	= PLAT BOOK
P.B.C.R.	= PALM BEACH COUNTY RECORDS
PG.	= PAGE
R	= RADIUS
R/W	= RIGHT-OF-WAY
SIR/C	= SET 1/2" IRON ROD W/CAP LB7924
SMH	= SANITARY SEWER MANHOLE
SN/D	= SET NAIL & DISC LB7924
SQ.	= SQUARE
STY.	= STORY
TCB	= TRAFFIC CONTROL BOX
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- BELLSOUTH RISER
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CONCRETE
- CLEANOUT
- ELECTRIC SERVICE
- ELEVATION
- FIRE HYDRANT
- GAS FEEDER LINE/METER
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

LEGAL DESCRIPTION

NORTH PORTION (PHASE I)

A PORTION OF TRACT "A", CELEBRATION POINTE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE AREA OF THIS PROPERTY IS 15.244 ACRES, MORE OR LESS.
3. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
4. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID TRACT "A" CELEBRATION POINTE PLAT HAVING A BEARING OF N01°14'17"W, AS SHOWN ON THE RECORD PLAT.
6. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2573: ELEVATION: 12.85'.
8. FEMA FLOOD ELEVATION INFORMATION:
   - A. FIRM NO.: 1200470115-F
   - B. EFFECTIVE DATE: 8/18/92
   - C. ZONE: "AH"
   - D. BASE FLOOD ELEV.: 14'
9. ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)
10. ADJACENT OWNER INFORMATION IS PER BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE.
11. CERTIFIED TO:
    CGARCO, LLC
    KUPFER, KUPFER & SKOLNICK, P.A.
    FIRST AMERICAN TITLE INSURANCE COMPANY
    GREAT FLORIDA BANK
    CELEBRATION POINTE NORTH, LLC

TITLE COMMITMENT INFORMATION TABLE

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 1062-2975073
EFFECTIVE DATE: 11/4/13

ITEMS LISTED ARE PER SCHEDULE B SECTION II EXCEPTIONS

COMMIT.	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED
9	PLAT – CELEBRATION POINTE	RESTRICTIONS	P.B. 178, PG. 67 & O.R.B. 47764, PG. 764	YES	NO
		EASEMENT		YES	YES
10	EASEMENT	UTILITY EASEMENT	O.R.B. 5177, PG. 601	YES	YES
11	EASEMENT	NORTHERLY GRAVITY LINE EASEMENT	O.R.B. 5177, PG. 607	YES	YES
12	EASEMENT	FORCEMAIN EASEMENT	O.R.B. 5177, PG. 613	YES	YES
13	GRANT OF EASEMENT	DRAINAGE EASEMENT	O.R.B. 34150, PG. 1646	YES	YES
14	AGREEMENT	IMPACT FEE AGREEMENT	O.R.B. 45798, PG. 1768 & O.R.B. 47764, PG. 774	YES	NO
15	AGREEMENT	SECURITY/LEIN AGREEMENT	O.R.B. 45798, PG. 1782	YES	NO
16	DECLARATION OF RESTRICTIVE COVENANTS	LAND USE AMENDMENT	O.R.B. 47534, PG. 387	YES	NO
17	DEVELOPER AGREEMENT	UTILITY LINES INSTALLATIONS AND CONNECTION TO CITY LINES	O.R.B. 47754, PG. 1575 & O.R.B. 47754, PG. 1595	YES	NO

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

_____
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290

LAST DATE OF FIELD SURVEY: 12/23/13

NO.	DATE	BY	CK'D	REVISIONS	FB/PG
4	01/13/14	WJR	DCW	UPDATED TOPO DATA AT STATE ROAD NO. 7	012/9
3	12/03/13	WJR	DCW	UPDATE TITLE INFORMATION & CERTIFICATIONS	N/A
2	9/23/13	GTW	DCW	ADDITIONAL INFO AS REQUESTED	N/A
1	9/11/13	GTW	DCW	ALTA/ASCM LAND TITLE SURVEY (UPDATE)	FILE

SCALE: 1"=50' DATE: 6/14/2013
DRAWN BY: WJR FIELD BOOK: 007/21
CHECKED BY: DCW SURVEY TYPE: BOUNDARY

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MAP OF BOUNDARY SURVEY
PHASE I - CELEBRATION POINTE
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

PROJECT NUMBER 1305-26

SHEET NUMBER S-1 OF 1

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GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2573: ELEVATION: 11.3'.
2. THE CONVERSION FROM NGVD TO NAVD IS (-) 1.55 FEET.

N

0 50 100
FEET

SCALE: 1"=50'

OFFSITE IMPROVMENTS

STATE ROAD 7 (U.S. 441)
120' 1/2 R/W
EXIST. 18" D.I. W.M.
EXIST. LEFT TURN LANE
EXIST. ASPHALT
EXIST. TRAFFIC SIGNALIZATION
EXIST. CONC. MEDIAN
EXIST. 10" FORCE MAIN
EXIST INLET (TYP.)
EXIST INLET (TYP.)
EXIST. S/W
EX. CURB
GRASS MEDIAN
EXIST. ASPHALT
EX. CURB
EXIST. R/W
PROP. TYPE 'F' CURB
EXIST. GAS
PROPOSED RIGHT TURN LANE (PER PLAT REQUIREMENTS)

EXIST. 18" D.I. W.M.
100' RIGHT OF WAY (ORB 7405, PG 141, B.C.R.)
N01°02'35"W 100.01'
PROP. 6" FORCE MAIN
N89°32'44"E 145.50'
PROP. 10" X 6" TAPPING SLEEVE W/ 6" G.V.
EXIST. 10" FORCE MAIN
PROP. 18" X 12" TAPPING SLEEVE W/ 12" T.V. AND 12" G.V.
PROPOSED MONUMENT SIGN
EXIST INLET (TYP.)
S89°32'46"W 145.85'
S00°27'16"E 13.00'
12' U.E.
15'
15'
S89°32'44"W 160.89'
PROP. FIRE HYDRANT ASSEMBLY
6' CONC S/W (TYP.)
R = 29.00'
D = 19°51'24"
L = 10.05'
PROP. 12"X8" REDUCER
PROP. 8" D.I.P. W.M.
PROP. 8" G.V. & 8" PLUG W/ 2" BLOWOFF
TEMP. FORCE MAIN CONNECTION TO EXIST. SEWER M.H.
R = 66.00'
D = 138°59'49"
L = 160.11'
12' UE
PROP. SEWER MANHOLE (TYP.)
MAIL KIOSK
BRICK PAVERS (TYP.)
PROP. DECORATIVE FENCE
EXIST. DRAINAGE DITCH TO BE FILLED IN (TYP.)
PROP. 8" D.I.P. W.M.
PROP. 8" P.V.C. SEWER (TYP.)
PROP. 6" FORCE MAIN
PROP. DRAINAGE PIPE (TYP.)
PROP. HEADWALL
EXIST. EDGE OF WATER
EXISTING DITCH TO REMAIN
S89°32'44"W 676.57'
PROP. LIFT STATION
S00°24'15"E 658.13'

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EXIST. 24" DRAINAGE
REMOVE EXIST. HEADWALL AND CONSTRUCT INLET
PROP. FIRE HYDRANT ASSEMBLY (TYP.)
N89°38'02"E 971.32'
PROP. 12" D.I.P. W.M.
CONNECT TO EXIST. 12" D.I. WATER MAIN
EXIST. DRAINAGE DITCH TO BE FILLED IN (TYP.)
6' HIGH GREEN VINYL CHAIN LINK FENCE (TYP.)
PROP. TRASH COMPACTOR
PROP. RECYCLING AREA
PROP. WATER SERVICE FOR TRASH COMPACTOR
PROP. 8" P.V.C. SEWER (TYP.)
10' UE
12' D.E.
PROP. 8" D.I.P. W.M.
PROP. DRAINAGE PIPE (TYP.)
LIGHT POLE (TYP.)
EMERGENCY ACCESS 8" ROCK, 12" STAB. SUBGRADE & SODDED W/ SWING GATE AND KNOX BOX
PROP. TRASH COMPACTOR
PROP. RECYCLING AREA
PROP. WATER SERVICE FOR TRASH COMPACTOR
10' UE
20' UE
EXIST. 6" A.C. WATER MAIN
EXIST. WALL
PROP. 12"X4" TEE W/ 4" G.V. (TYP.)
PROPOSED INLET (TYP.)
PROP. F.D.C. (TYP.)
PROP. STORM M.H. (TYP.)
PROP. 4" D.D.C.V. (TYP.)
12' U.E.
PROP. 4" FIRE LINE (TYP.)
PROP. HEADWALL (TYP.)
EDGE OF WATER
TOP OF BANK
20' L.M.E.
PROP. 8" P.V.C. SEWER (TYP.)
EXIST. SEWER MANHOLE (MAINTAIN EXISTING SEWER DURING CONSTRUCTION)
PROP. SEWER MANHOLE TEMPORARY BYPASS LIFT STATION
PROP. 6" SEWER LATERAL (TYP.)
PROP. 2-1/2" WATER SERV. W/ 2" W.M. & 2" B.F.P. (TYP.)
N01°14'17"W 609.68'
PROP. FIRE HYDRANT ASSEMBLY (TYP.)
32' U.E.
PROP. 12" D.I.P. W.M.
4' CONC S/W (TYP.)
PROP. 12"X6" REDUCER
PROP. 6" X 6" TAPPING SLEEVE W/ 6" T.V. AND 6" G.V.
TEMPORARY FORCE MAIN
5' UE
PROP. 12"X8" REDUCER
PROP. FIRE HYDRANT ASSEMBLY
PROP. 8" D.I.P. W.M.
PROP. 12" D.I.P. W.M.
PROP. DRAINAGE PIPE (TYP.)
PROP. 2-1/2" WATER SERV. W/ 2" W.M. & 2" B.F.P. (TYP.)
BRICK PAVERS (TYP.)
TOT LOT
PROP. 6" SEWER LATERAL (TYP.)
PROP. FIRE HYDRANT ASSEMBLY (TYP.)
4' CONC S/W (TYP.)
PROP. SEWER MANHOLE (TYP.)
PROP. 8" D.I.P. WATER MAIN
EXIST. DRAINAGE DITCH TO BE FILLED IN (TYP.)
PROP. 8" P.V.C. SEWER (TYP.)
6' HIGH GREEN VINYL CHAIN LINK FENCE (TYP.)
PROP. 8"X4" TEE W/ 4" G.V. (TYP.)
PROPOSED INLET (TYP.)
PROP. 4" D.D.C.V. (TYP.)
PROP. 4" FIRE LINE (TYP.)
PROP. F.D.C. (TYP.)
PROP. 6" SEWER LATERAL (TYP.)
GAZEBO
POOL
CLUBHOUSE F.F. EL. = 13.50 MIN.
PROPOSED LAKE 2.31 ACRES D.W.E. = 7.95'

BUILDING #1 TYPE III 22 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #2 TYPE I 34 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #3 TYPE II 34 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #4 TYPE II 34 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #5 TYPE III 22 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #6 TYPE I 34 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #7 TYPE II 34 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #8 TYPE I 34 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.
BUILDING #9 TYPE II 34 UNIT/6 GARAGE F.F. EL. = 13.50 MIN.

NO.	DATE	BY	REVISION
1	01/29/14	R.W.	REVISED PER DRC COMMENTS

Designed by: J.H. Date: 12/13
Drawn by: R.W. Date: 12/13
Checked by: N.S. Date: 12/13

Approved by: JAY HUEBNER Date: 1/30/2014
Registered Engineer Number 54615
State of Florida

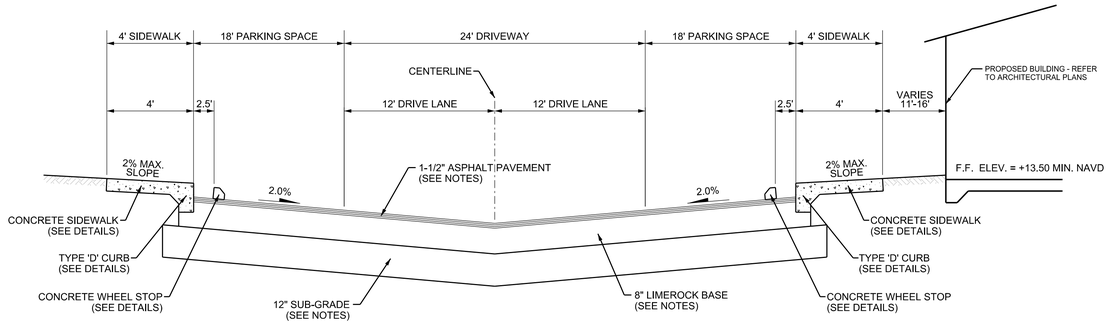
HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

CONCEPTUAL ENGINEERING PLAN

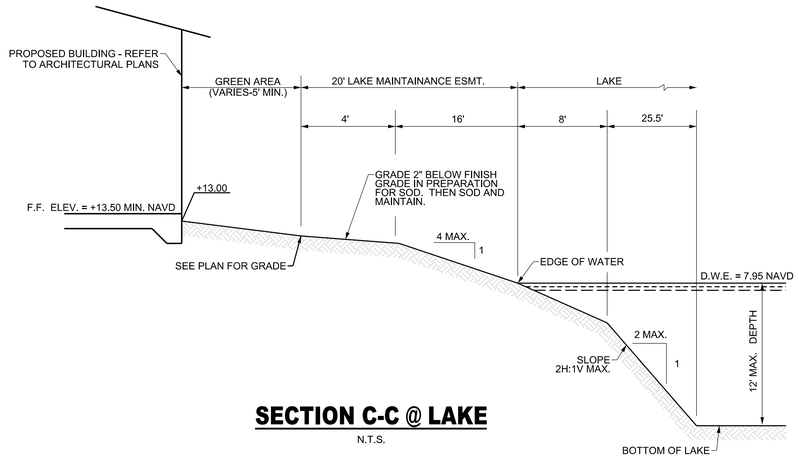
PROJECT NUMBER 1305-26
SHEET NUMBER CE-1

1/30/2014
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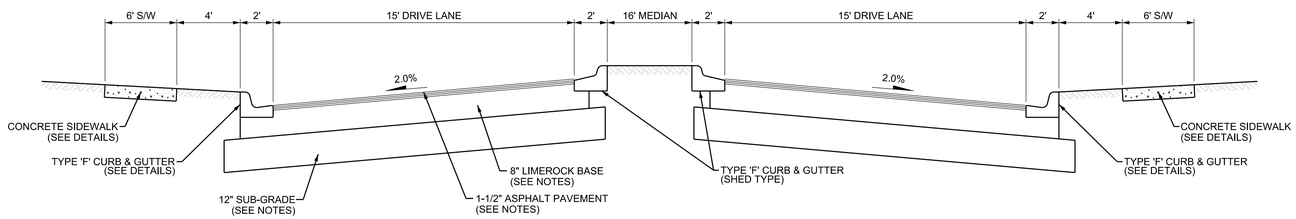
SECTION A-A @ PARKING

N.T.S.



SECTION C-C @ LAKE

N.T.S.



SECTION B-B @ ENTRANCE

N.T.S.

NO.	DATE	BY	REVISION
1	01/29/14	R.W.	REVISED PER DRC COMMENTS

Designed by: J.H. Date: 12/13
Drawn by: R.W. Date: 12/13
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Registered Engineer Number 54615
State of Florida

HSQ GROUP, INC.
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1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
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CELEBRATION POINTE NORTH

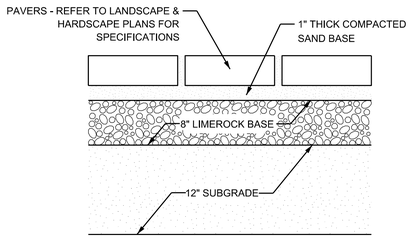
CONCEPTUAL ENGINEERING DETAILS

PROJECT NUMBER 1305-26

SHEET NUMBER CE-2

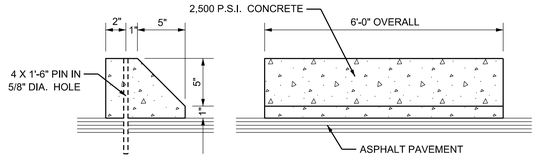
1/30/2014

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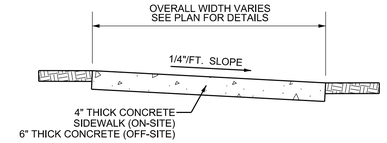
PAVER DETAIL (PAVEMENT AREAS)

N.T.S.



CONCRETE WHEEL STOP DETAIL

N.T.S.



NOTES

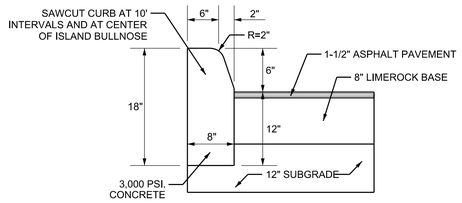
1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

N.T.S.

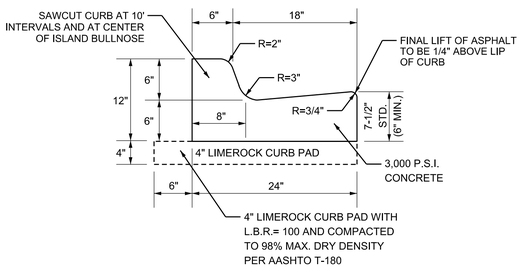
PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQAURE FEET OF PAVEMENT.
7. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2 INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
8. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL. UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
9. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
10. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERNCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
11. PAVING SHALL NOT COMMENCE UNTIL ROCK AS-BUILTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD AND THE CITY INSPECTOR.



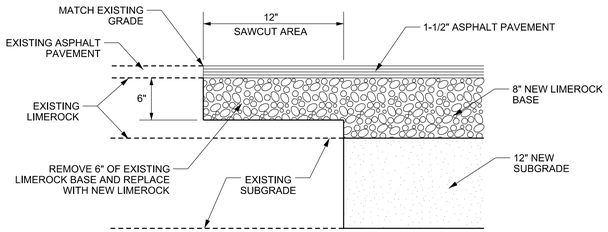
TYPE "D" CONCRETE CURB DETAIL

N.T.S. - PER F.D.O.T. INDEX 300



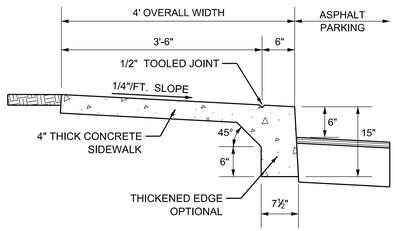
TYPE "F" CURB & GUTTER DETAIL

N.T.S. - PER F.D.O.T. INDEX 300



PAVEMENT CONNECTION DETAIL

N.T.S.



NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISING FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.

CONCRETE SIDEWALK DETAILS

N.T.S.

NO.	DATE	BY	REVISION
1	01/29/14	R.W.	REVISED PER DRC COMMENTS

Designed by: J.H. Date: 12/13
Drawn by: R.W. Date: 12/13
Checked by: N.S. Date: 12/13

Approved by: JAY HUEBNER Date: 1/30/2014
Registered Engineer Number 54615
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

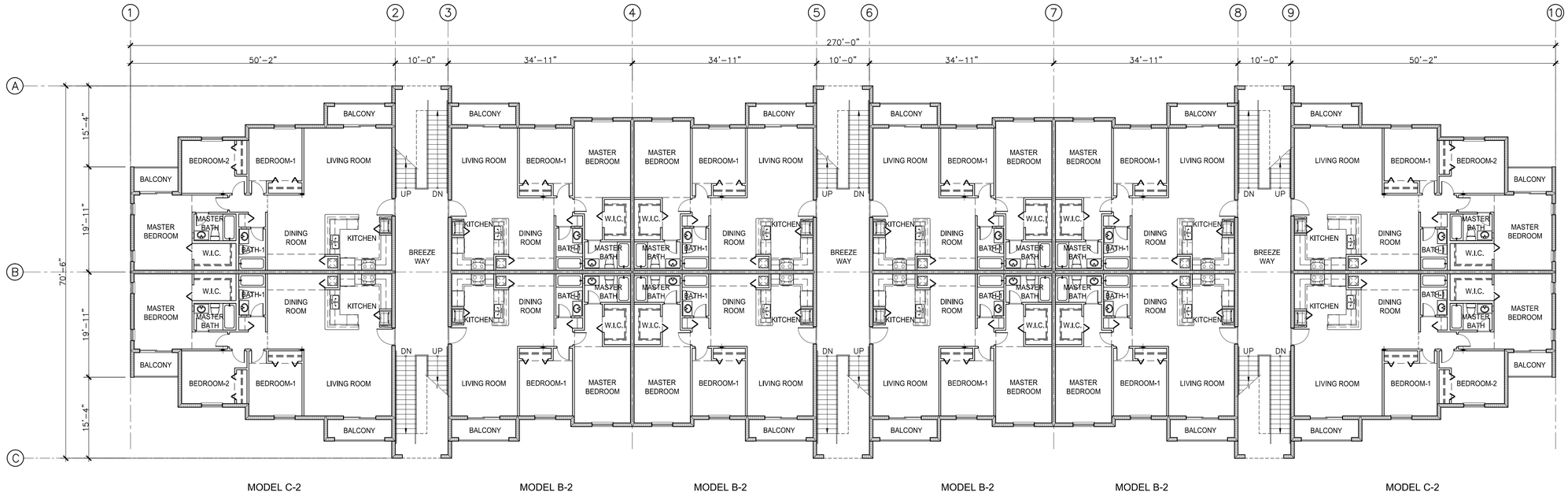
CONCEPTUAL ENGINEERING DETAILS

PROJECT NUMBER 1305-26

SHEET NUMBER CE-3

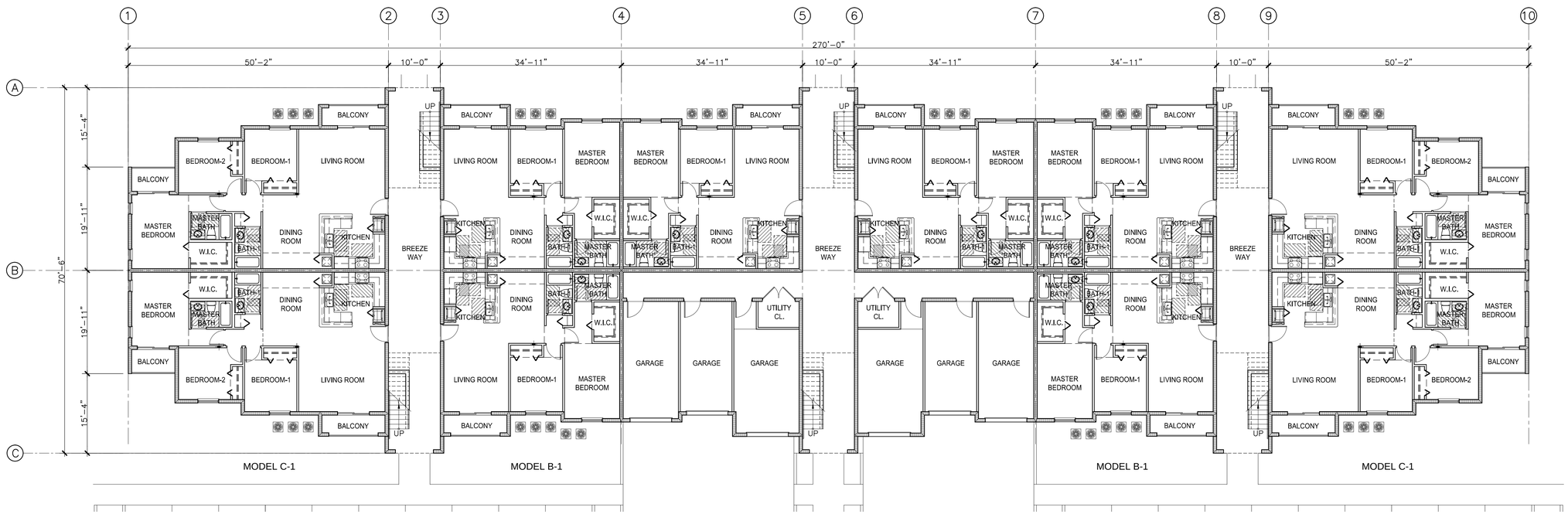
1/30/2014

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BUILDING TYPE I - SECOND FLOOR PLAN (12 UNITS)

SCALE:3/32"=1'-0"



BUILDING TYPE I - GROUND FLOOR PLAN (10 UNITS)

SCALE:3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE I GROUND & SECOND FLOOR PLAN

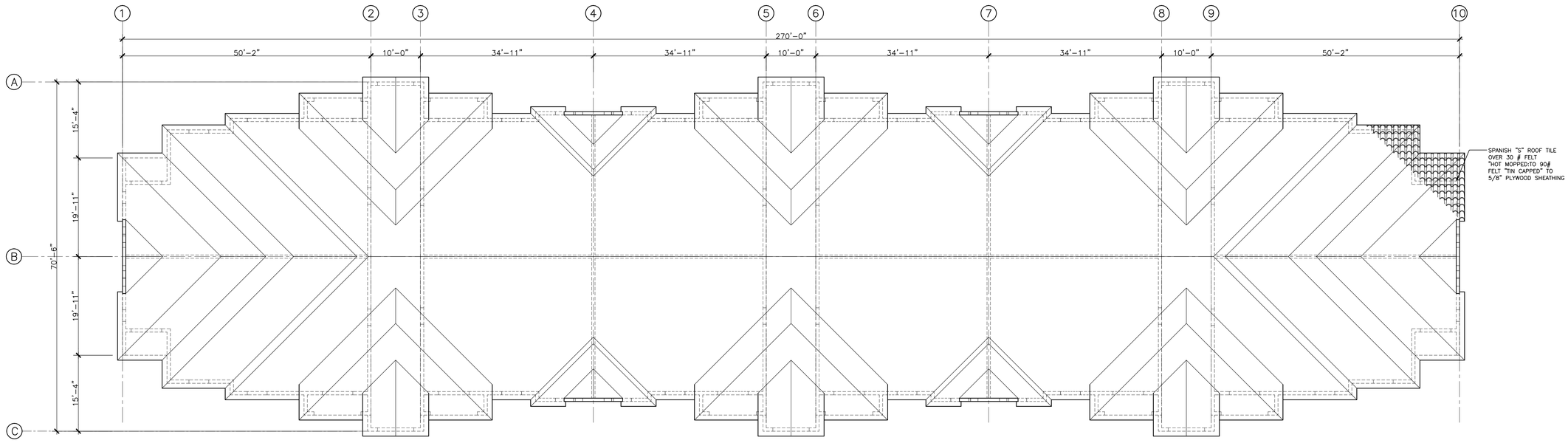
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

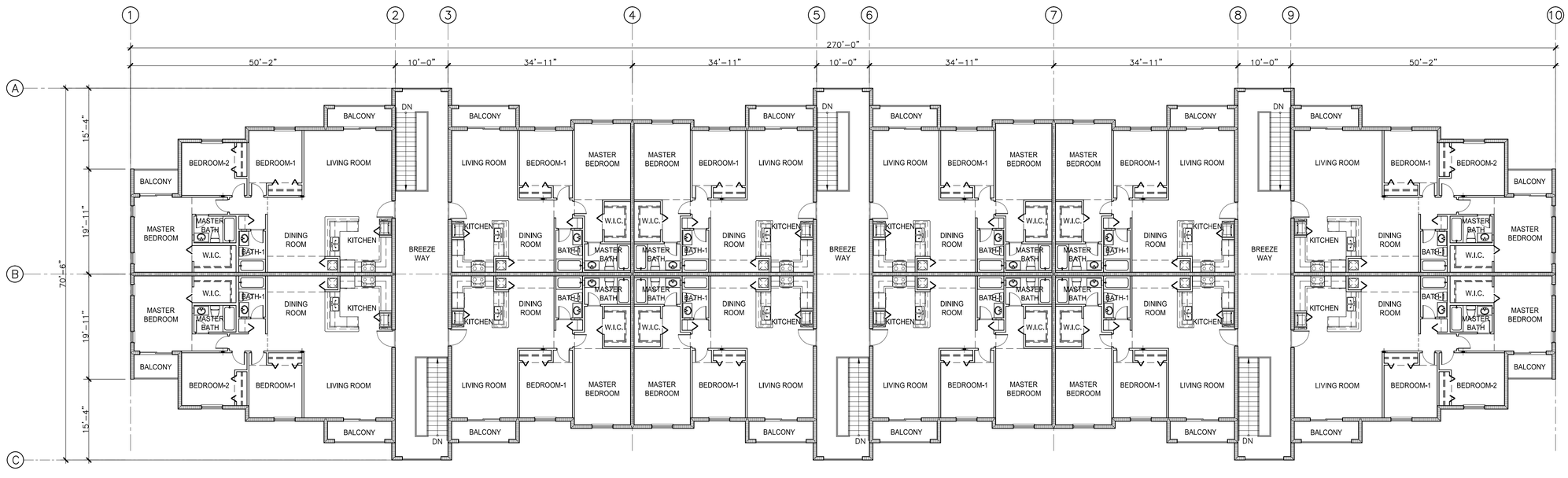
SHEET No.: A1.01 OF:

FILE NAME: A1.01-CP.DWG



BUILDING TYPE I - ROOF PLAN

SCALE:3/32"=1'-0"



MODEL C-3 | MODEL B-3 | MODEL B-3 | MODEL B-3 | MODEL B-3 | MODEL C-3

BUILDING TYPE I - THIRD FLOOR PLAN (12 UNITS)

SCALE:3/32"=1'-0"

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INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

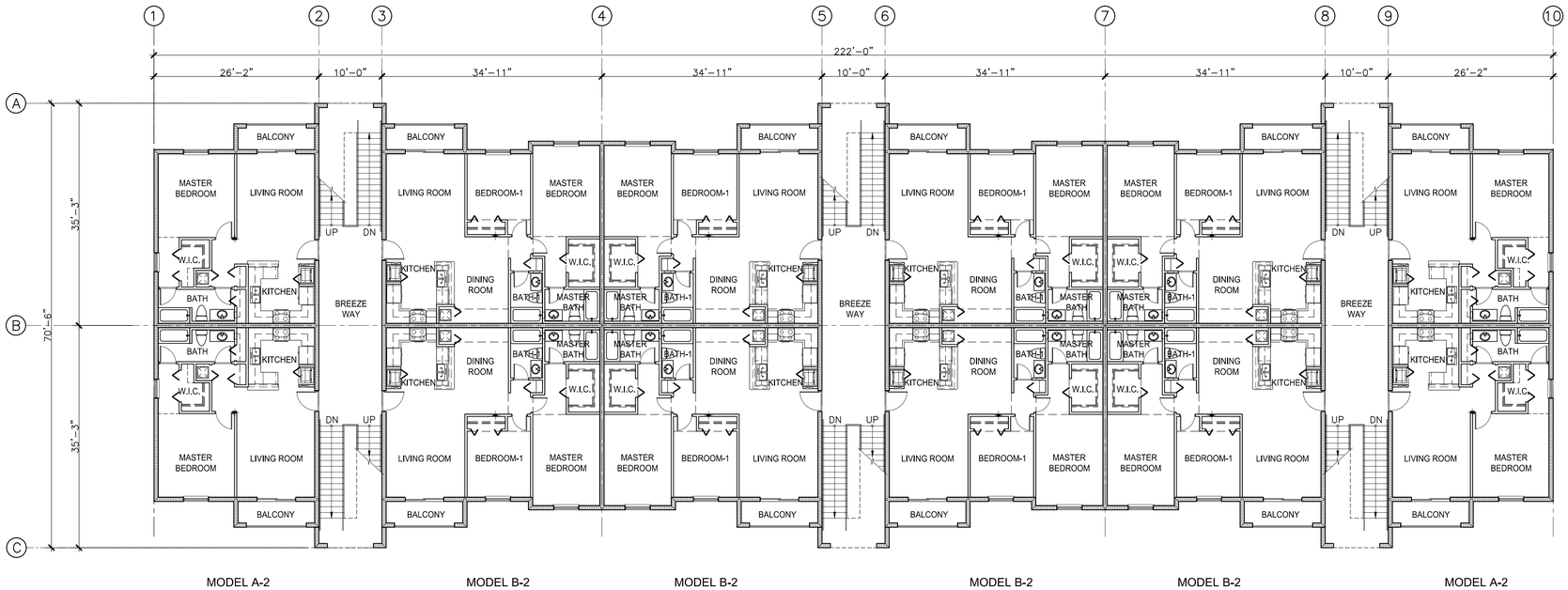
BUILDING TYPE I THIRD & ROOF PLAN
CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

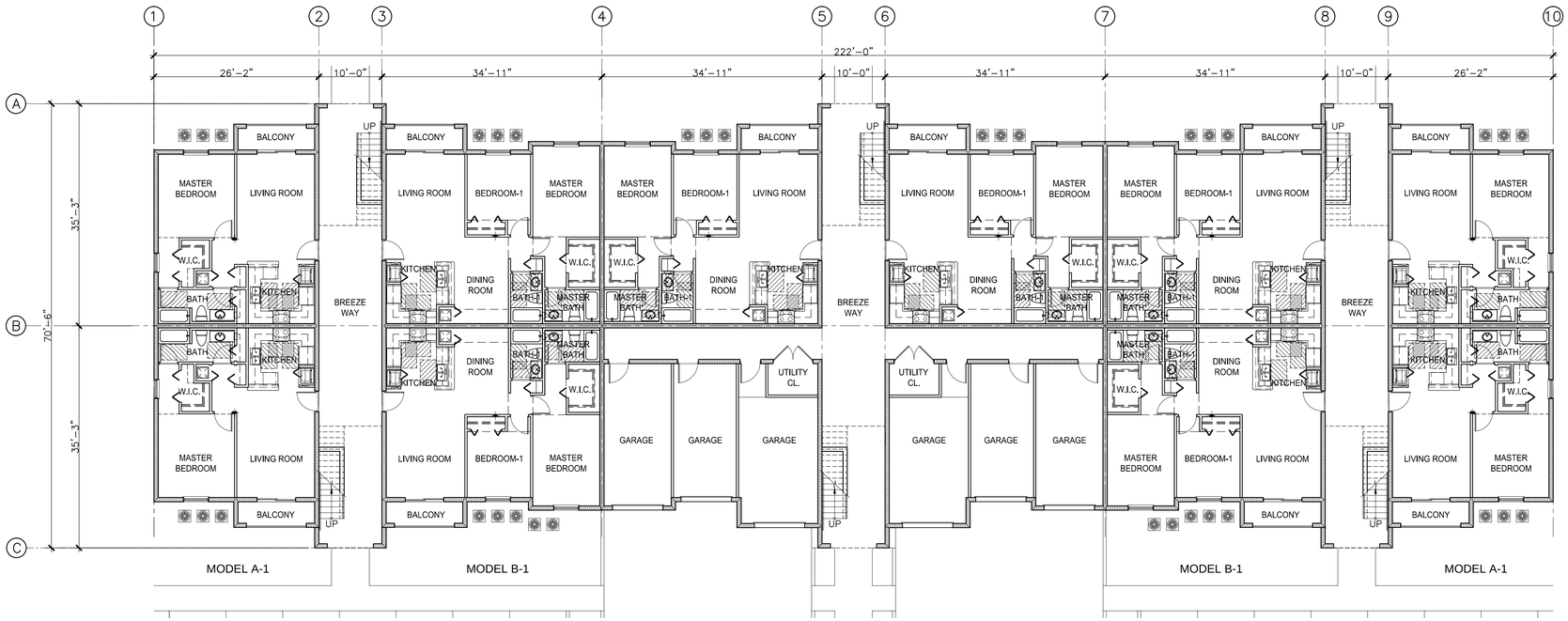
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FILE NAME: A1.02-CP.DWG



MODEL A-2 MODEL B-2 MODEL B-2 MODEL B-2 MODEL B-2 MODEL A-2

BUILDING TYPE II - SECOND FLOOR PLAN (12 UNITS)

SCALE:3/32"=1'-0"



MODEL A-1 MODEL B-1 MODEL B-1 MODEL A-1

BUILDING TYPE II - GROUND FLOOR PLAN (10 UNITS)

SCALE:3/32"=1'-0"

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PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

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EUGENIO PALENZUELA
AR-0016210

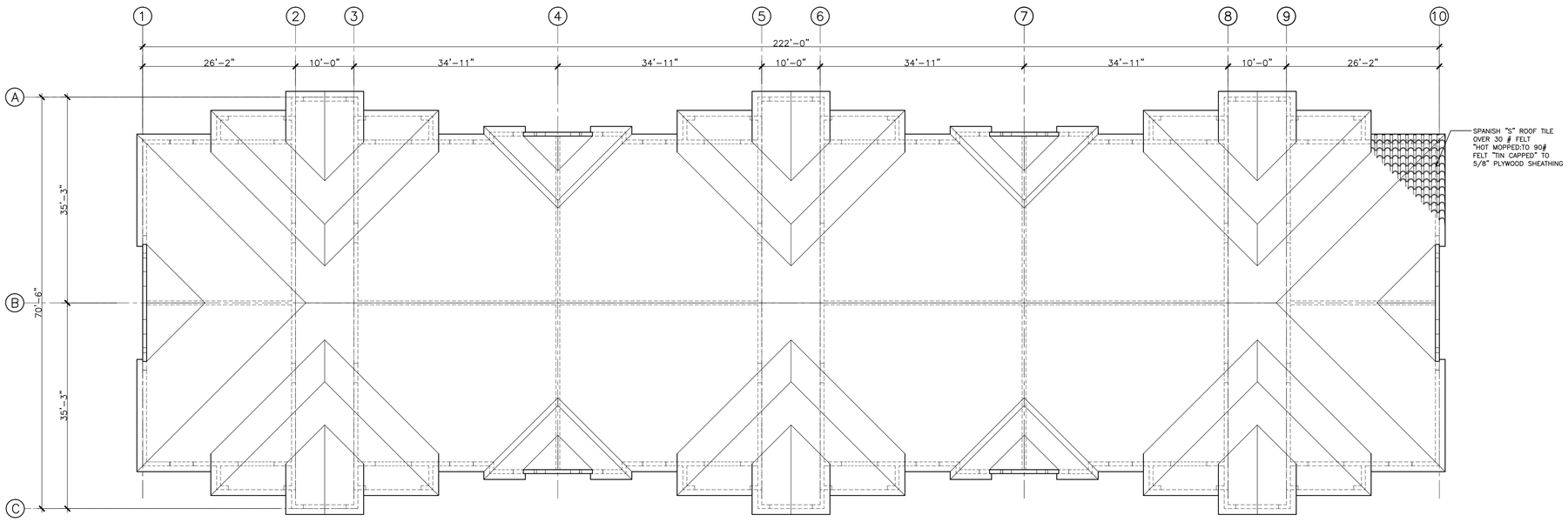
CONSULTANT

DRAWING: BUILDING TYPE II GROUND & SECOND FLOOR PLAN
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

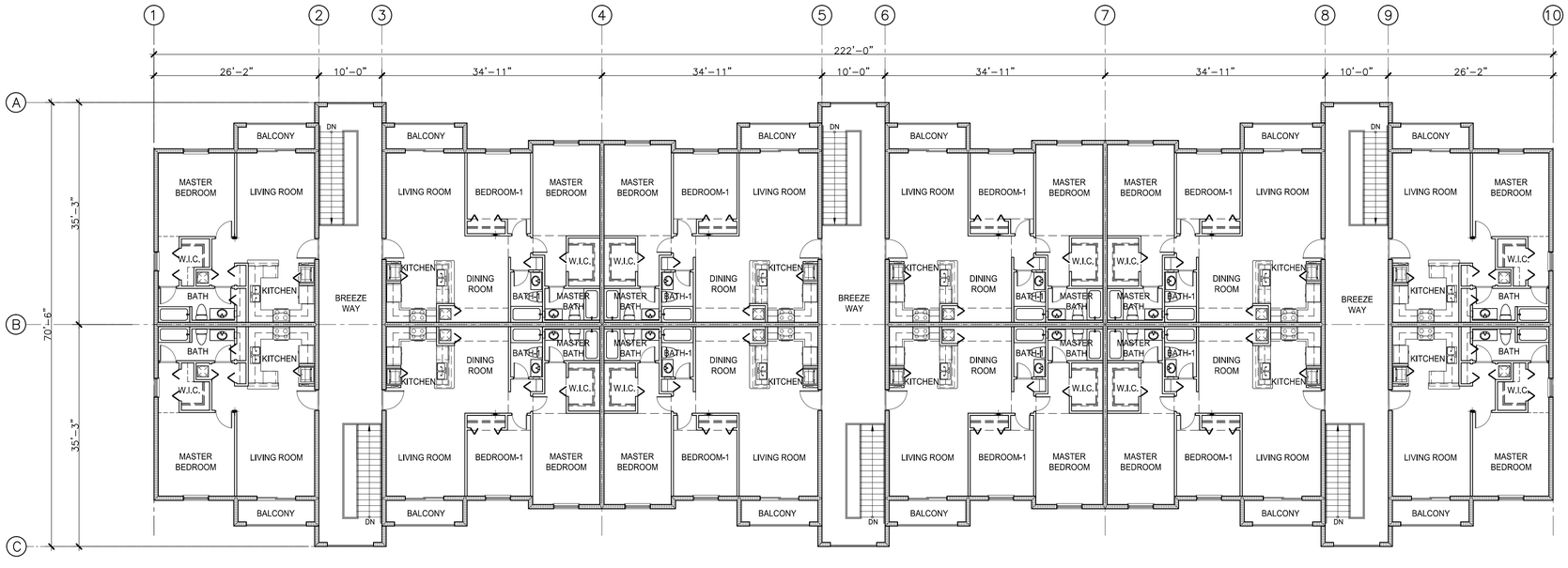
△	DATE:	REVISION:

SHEET No.: A1.03 OF:
FILE NAME: A1.03-CP.DWG



BUILDING TYPE II - ROOF PLAN

SCALE:3/32"=1'-0"



MODEL A-3 MODEL B-3 MODEL B-3 MODEL B-3 MODEL B-3 MODEL A-3

BUILDING TYPE II - THIRD FLOOR PLAN (12 UNITS)

SCALE:3/32"=1'-0"

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AA-0003113 IB-0001056

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EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE II THIRD & ROOF PLAN

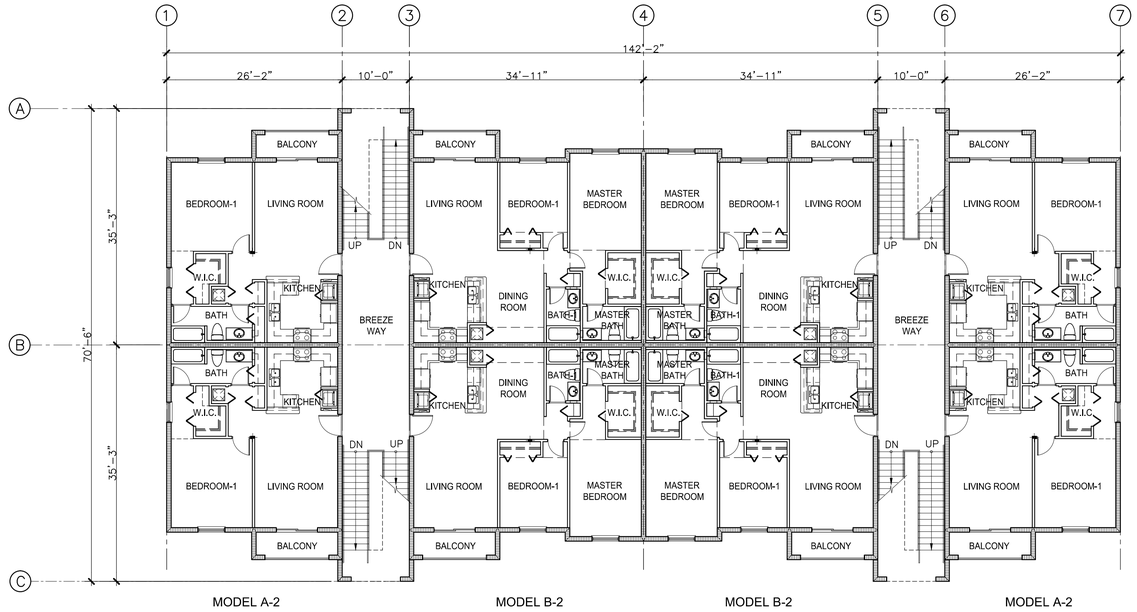
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

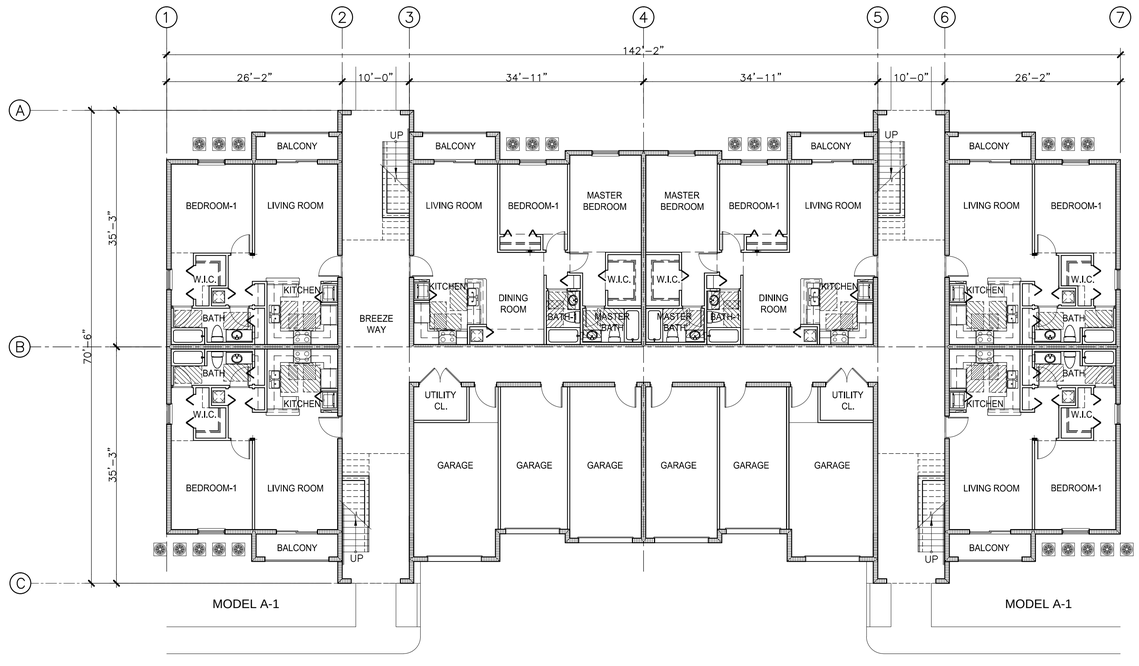
SHEET No.: A1.04 OF:

FILE NAME: A1.04-CP.DWG



BUILDING TYPE III - SECOND FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"



BUILDING TYPE III - GROUND FLOOR PLAN (6 UNITS)

SCALE:3/32"=1'-0"

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PHONE: (305) 969-5001
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AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

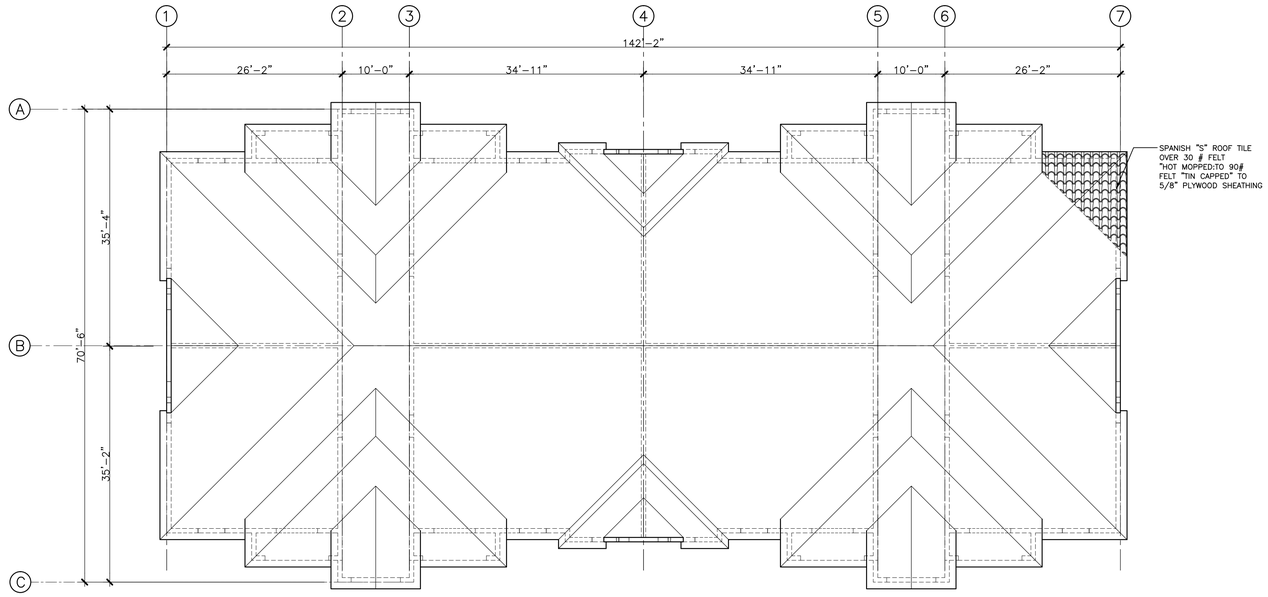
CONSULTANT

DRAWING: BUILDING TYPE III GROUND & SECOND FLOOR PLAN
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

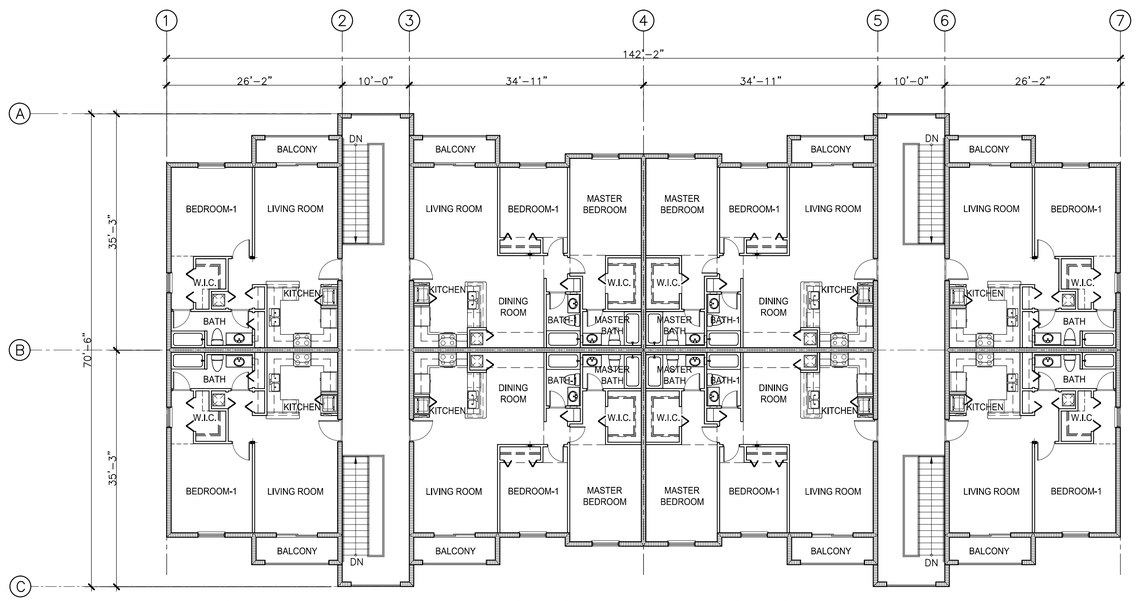
△	DATE:	REVISION:

SHEET No.: A1.05 OF:
FILE NAME: A1.05-CP.DWG



BUILDING TYPE III - ROOF PLAN

SCALE:3/32"=1'-0"



MODEL A-3 MODEL B-3 MODEL B-3 MODEL A-3

BUILDING TYPE III - THIRD FLOOR PLAN (8 UNITS)

SCALE:3/32"=1'-0"

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

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MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

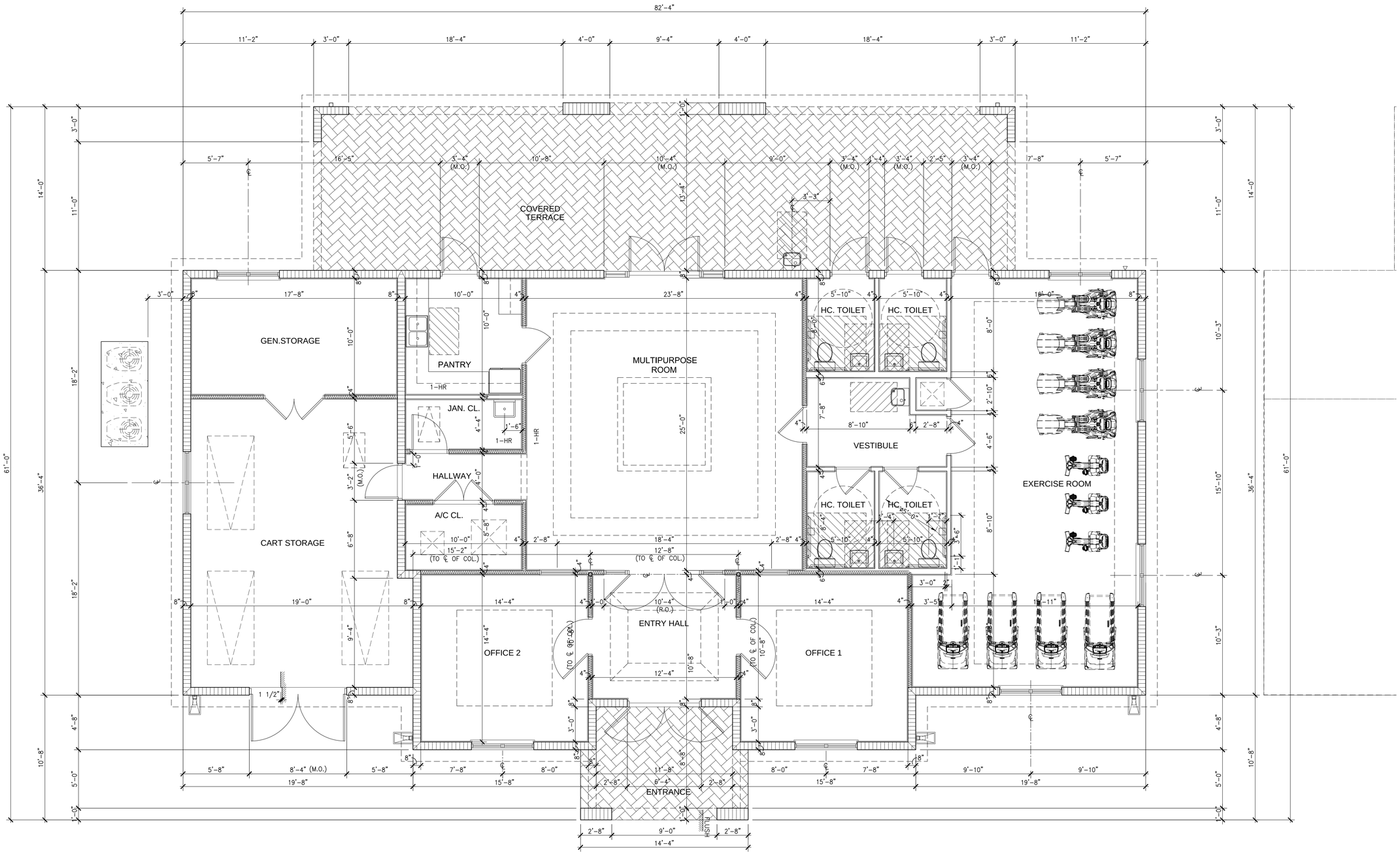
CONSULTANT

DRAWING: BUILDING TYPE III THIRD & ROOF PLAN
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

SHEET No.: A1.06 OF:
FILE NAME: A1.06-CP.DWG



CLUB HOUSE FLOOR PLAN (NON FIRE SPRINKLERED BUILDING)

(A/C AREA = 2,470 SQ.FT.) (GROSS AREA = 4,118 SQ.FT.) (CLUB HOUSE OCCUPANT LOAD = 117 POOL AND DECK = 171, TOTAL = 288)
(GEN STORAGE under a/c = 201 SQ.FT.) (CART STORAGE = 477 SQ.FT.)

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

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FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

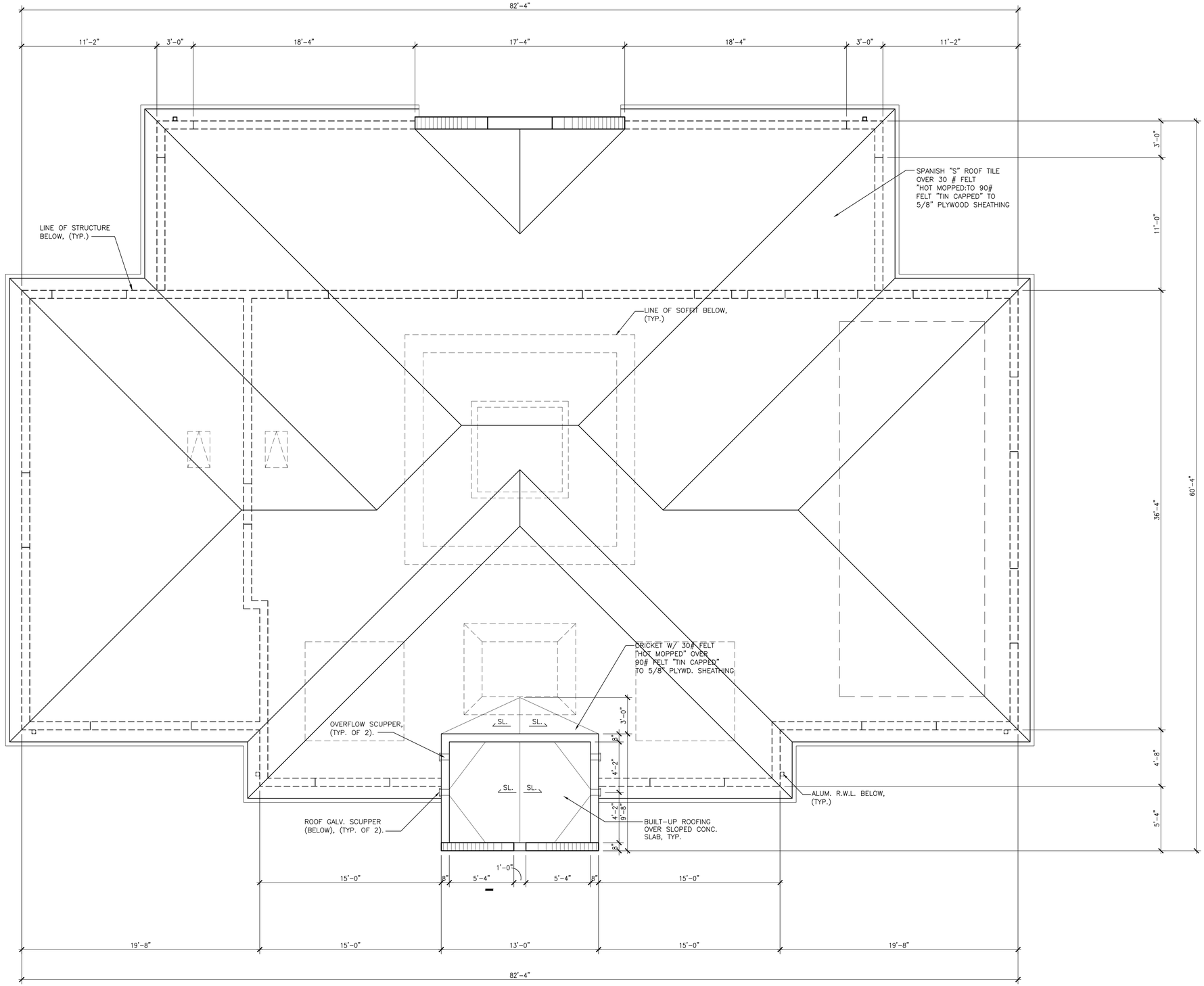
DRAWING: CLUB HOUSE FLOOR PLAN

PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

SHEET No.: A1.07 OF:
FILE NAME: A1.07-CP.DWG



CLUB HOUSE ROOF PLAN

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

NOTES:
1) REFER TO CEILING PLAN FOR COFFERED & TRAYS DIMENSIONS.
2) THE CLUB HOUSE IS A NON-FIRE SPRINKLERED BUILDING.

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SEAL
EUGENIO PALENZUELA
AR-0016210

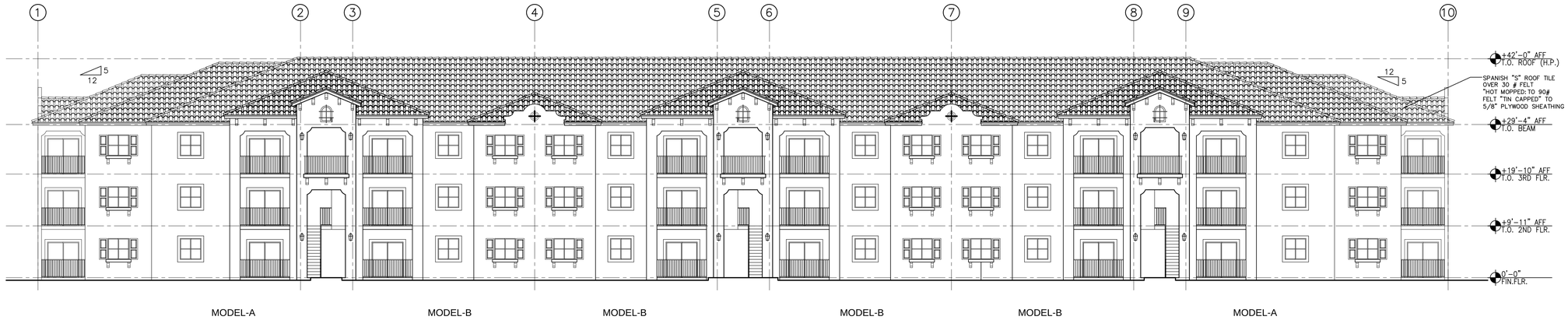
CONSULTANT

DRAWING: CLUB HOUSE ROOF PLAN
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	I.A.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

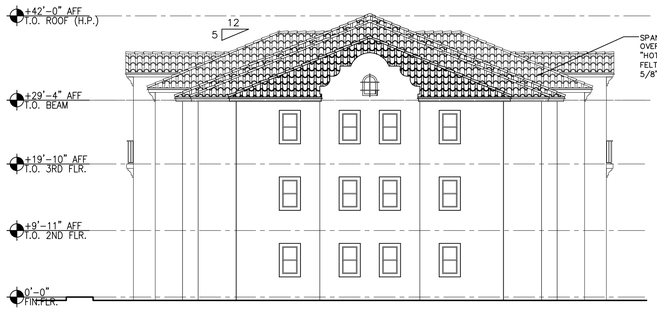
△	DATE:	REVISION:

SHEET No.: A1.08 OF:
FILE NAME: A1.08-Vic



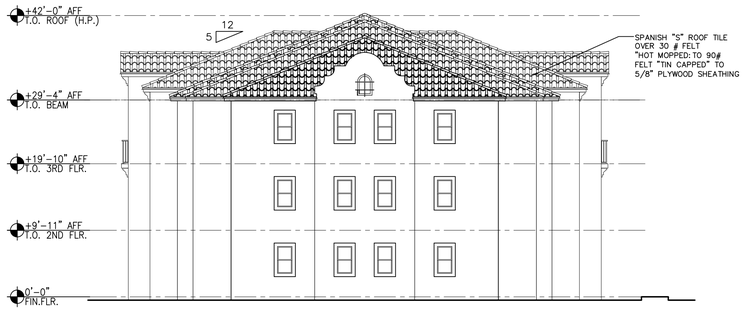
BUILDING TYPE I - REAR ELEVATION

SCALE:3/32"=1'-0"



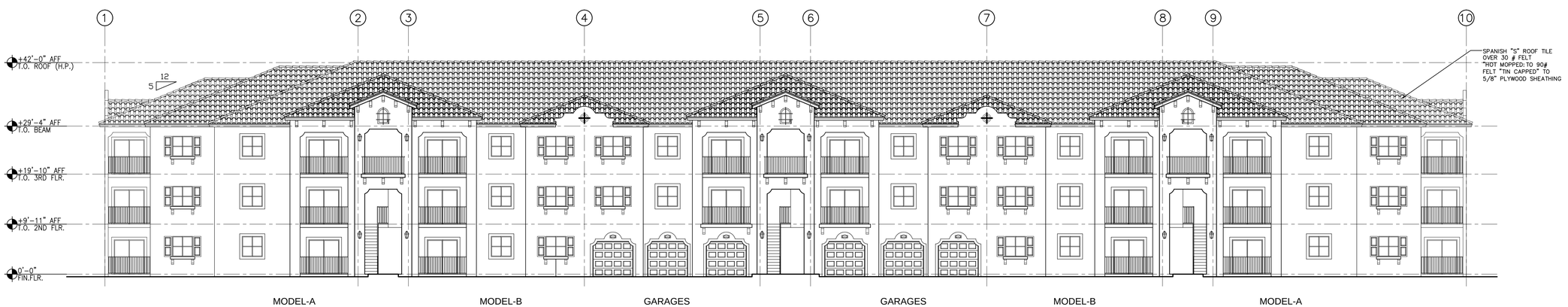
BUILDING TYPE I - LEFT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE I - RIGHT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE I - FRONT ELEVATION

SCALE:3/32"=1'-0"

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FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE I - EXTERIOR ELEVATIONS

PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

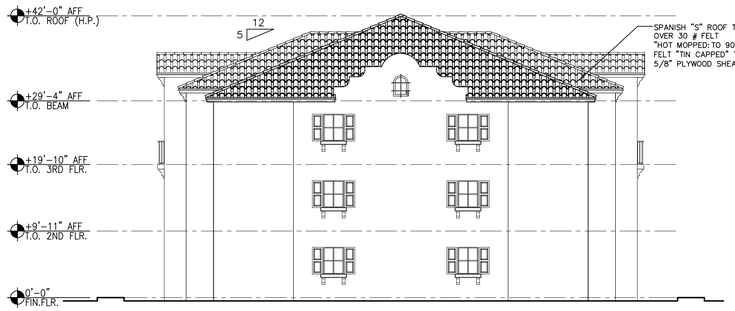
SHEET No.: A2.01 OF:

FILE NAME: A2.01-CP.DWG



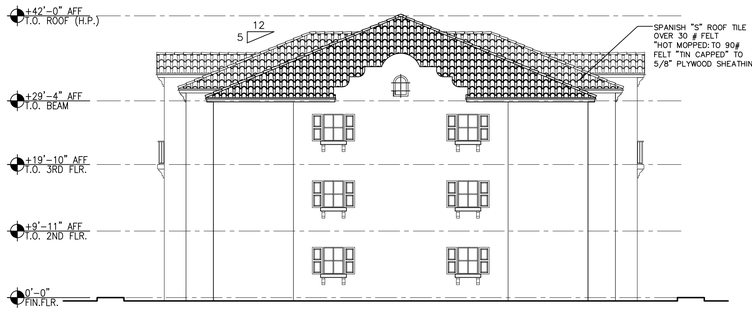
BUILDING TYPE II - REAR ELEVATION

SCALE:3/32"=1'-0"



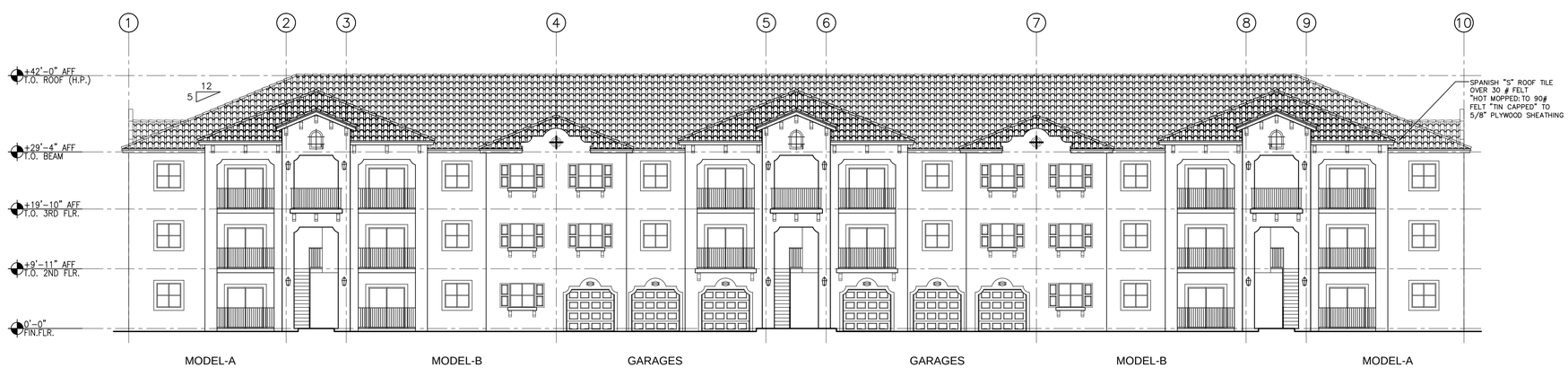
BUILDING TYPE II - LEFT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE II - RIGHT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE II - FRONT ELEVATION

SCALE:3/32"=1'-0"

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EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: BUILDING TYPE II - EXTERIOR ELEVATIONS

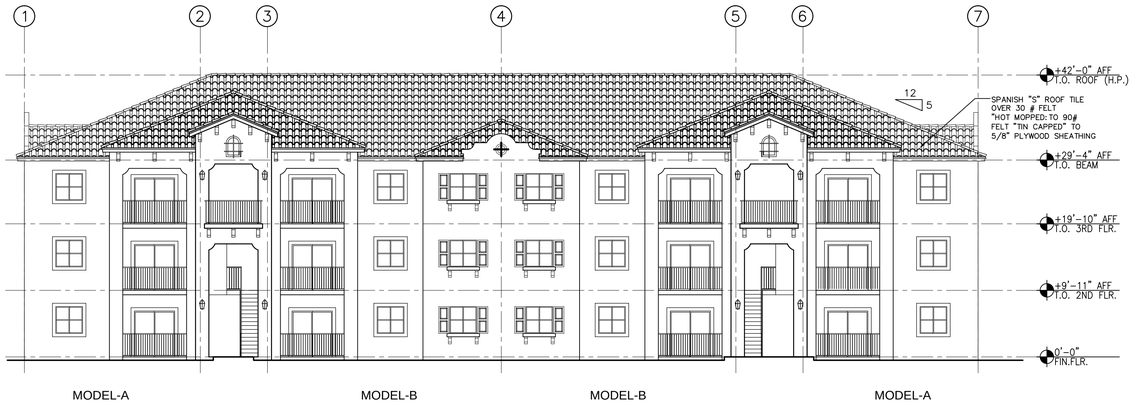
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

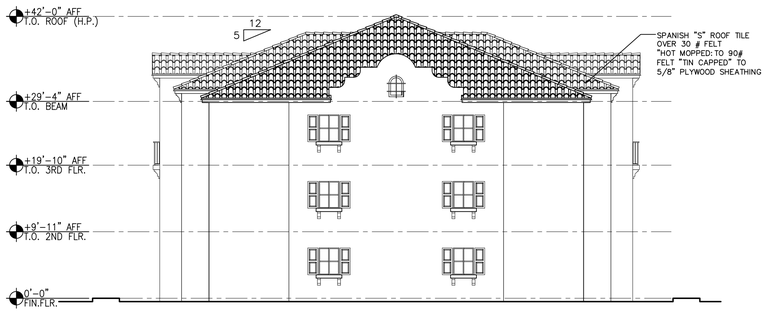
SHEET No.: A2.02 OF:

FILE NAME: A2.02-CP.DWG



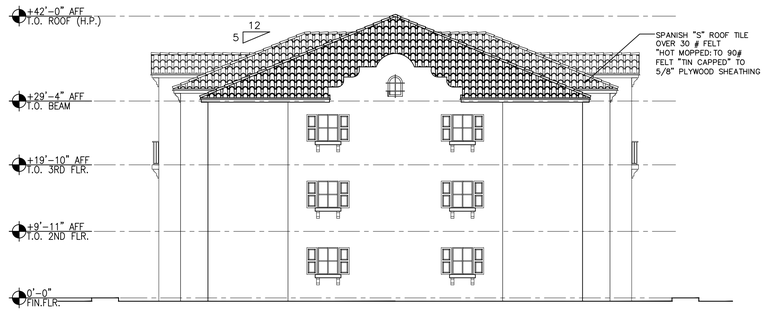
BUILDING TYPE III - REAR ELEVATION

SCALE:3/32"=1'-0"



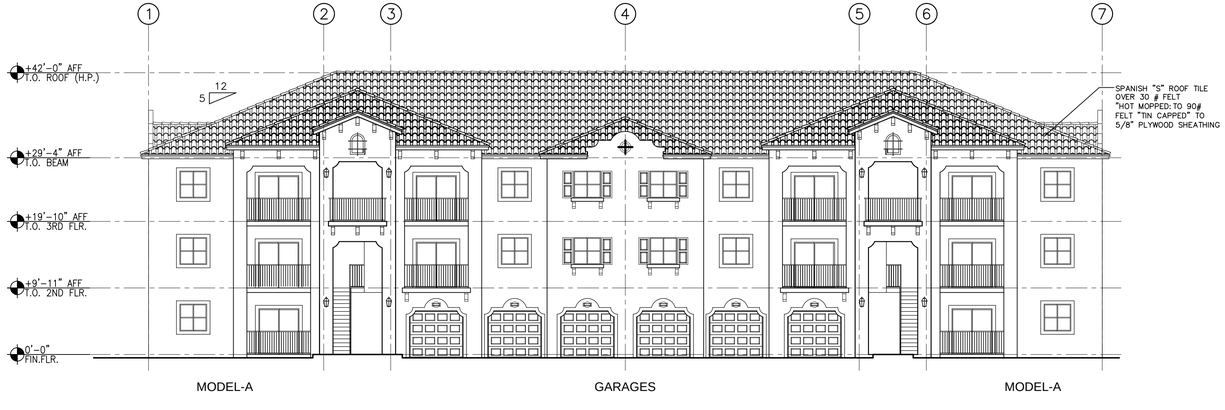
BUILDING TYPE III - LEFT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE III - RIGHT SIDE ELEVATION

SCALE:3/32"=1'-0"



BUILDING TYPE III - FRONT ELEVATION

SCALE:3/32"=1'-0"

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FAX: (305) 969-5002
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SEAL
EUGENIO PALENZUELA
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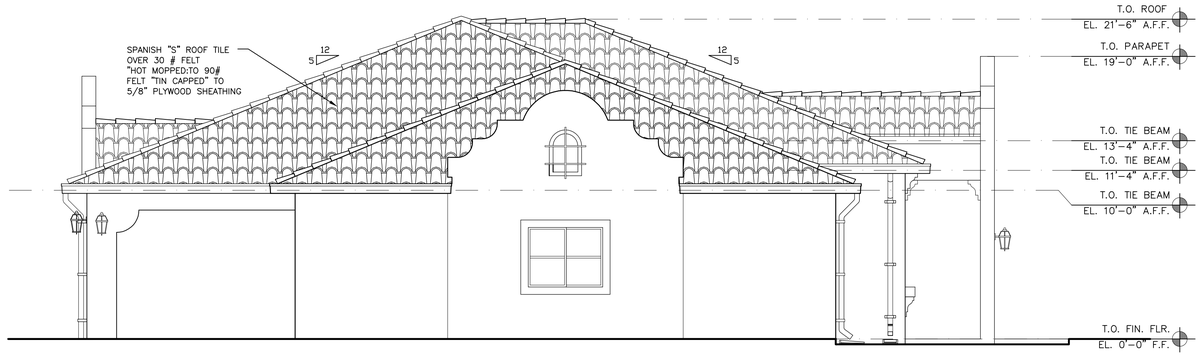
CONSULTANT

DRAWING: BUILDING TYPE III - EXTERIOR ELEVATIONS
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

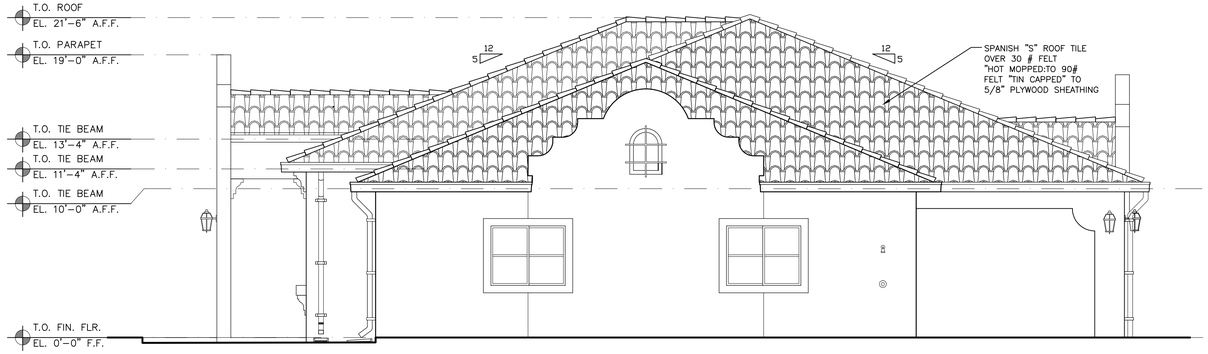
△	DATE:	REVISION:

SHEET No.: A2.03 OF:
FILE NAME: A2.03-CP.DWG



SIDE ELEVATION

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



SIDE ELEVATION

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

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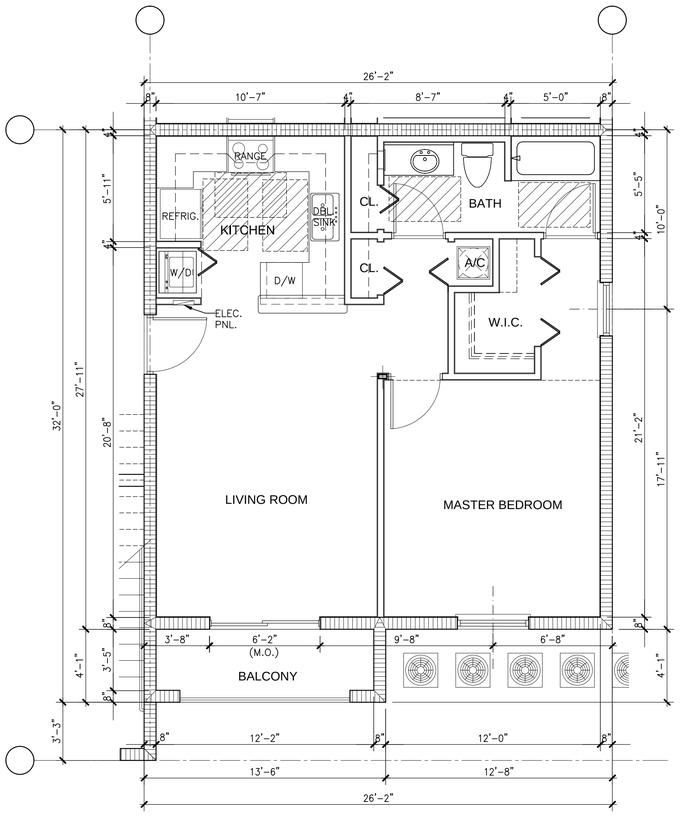
CONSULTANT

DRAWING: SIDE ELEVATIONS (CLUB HOUSE)
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

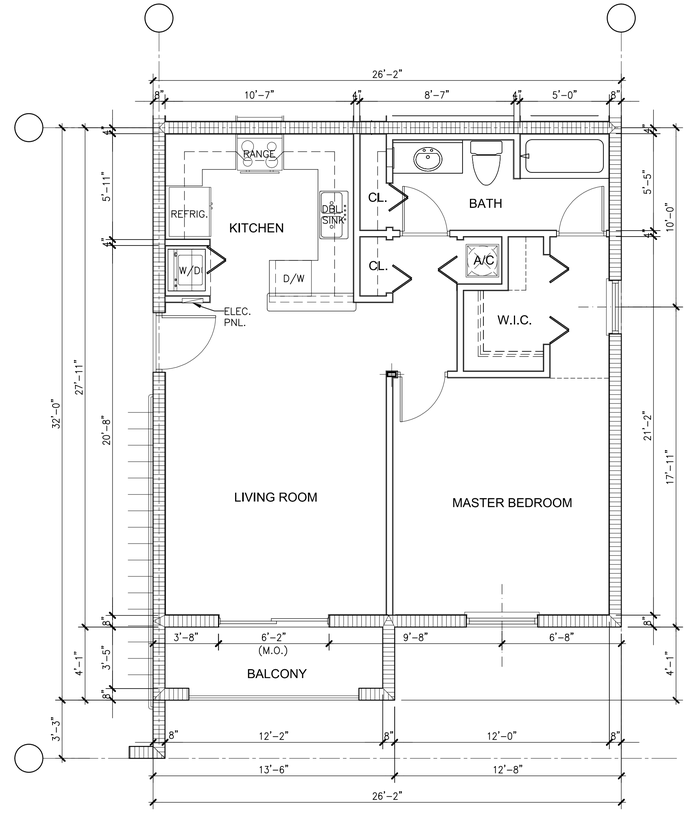
SHEET No.: A2.05 OF:
FILE NAME: A2.04-CP.DWG



GROUND FLOOR PLAN (MODEL A-1)

(GROSS AREA: 792 Sq. Ft.)

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



SECOND & THIRD FLOOR PLANS (MODEL A-2)

(GROSS AREA: 792 Sq Ft.)

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

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SEAL

EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: TYPICAL MODEL-A FLOOR PLAN

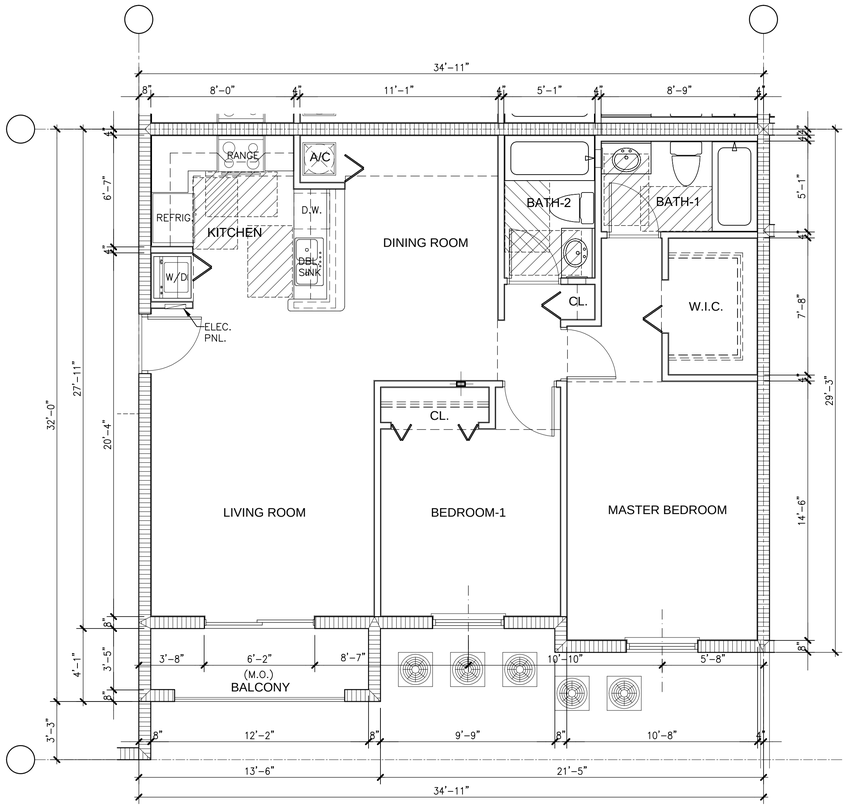
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

SHEET No.: A3.01 OF:

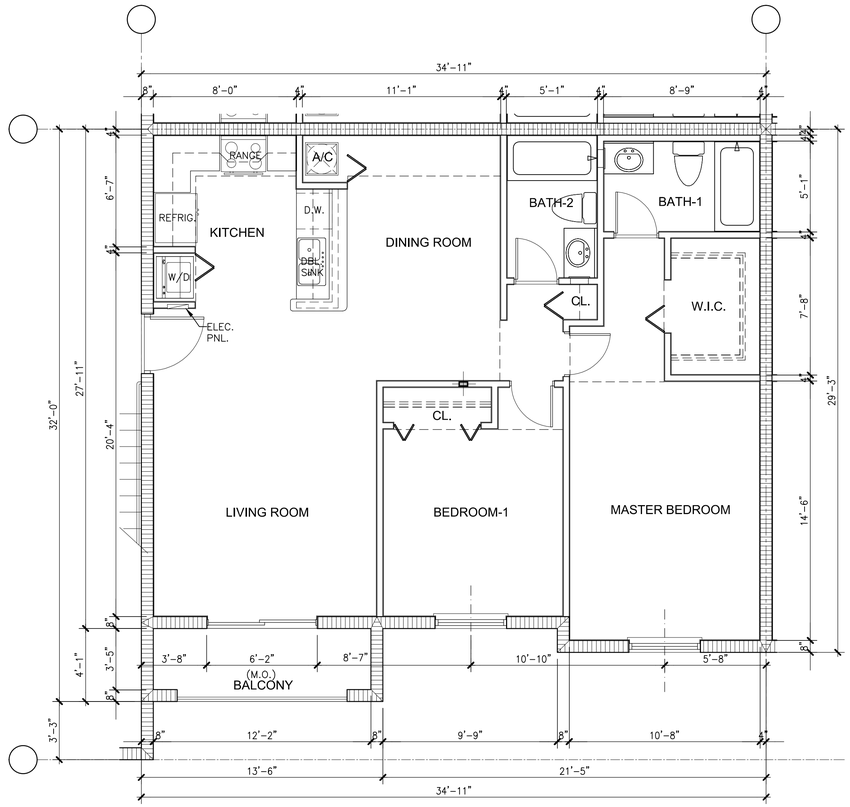
FILE NAME: A3.01-CP.DWG



GROUND FLOOR PLAN (MODEL B-1)

(GROSS AREA: 1,052 Sq. Ft.)

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



SECOND & THIRD FLOOR PLANS (MODEL B-2)

(GROSS AREA: 1,052 Sq. Ft.)

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

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FAX: (305) 969-5002
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SEAL

EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: TYPICAL MODEL-B FLOOR PLAN

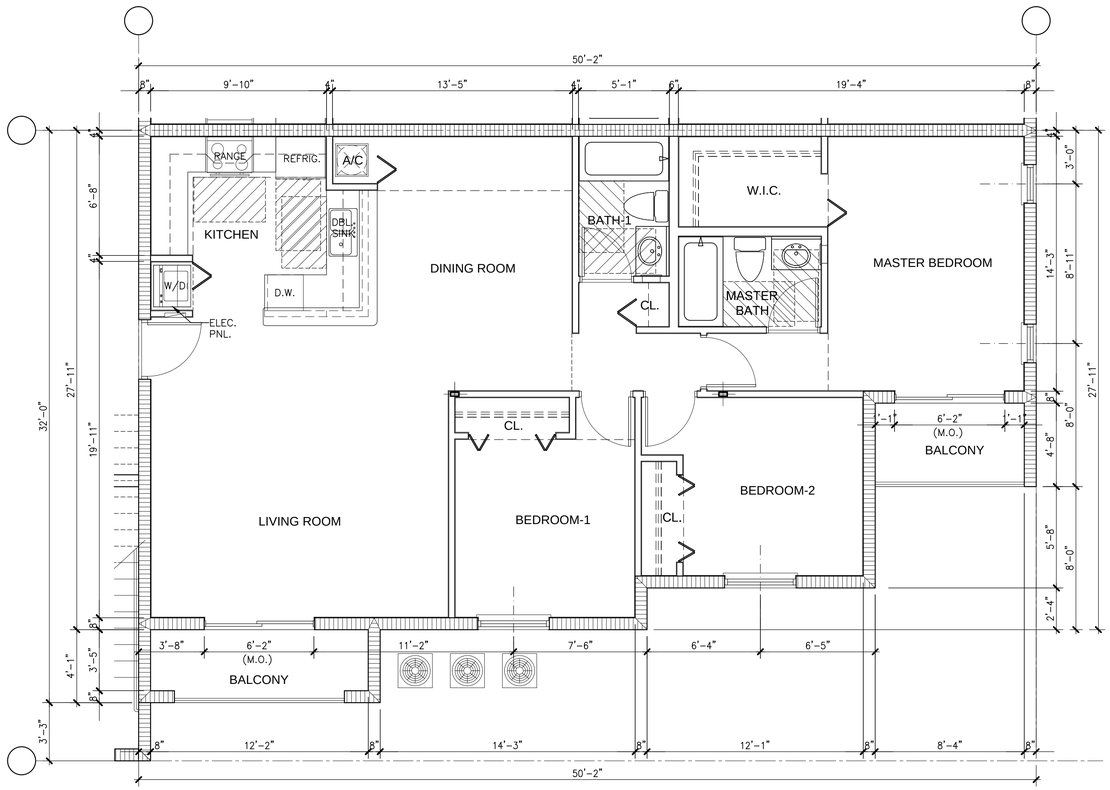
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

SHEET No.: A3.02 OF:

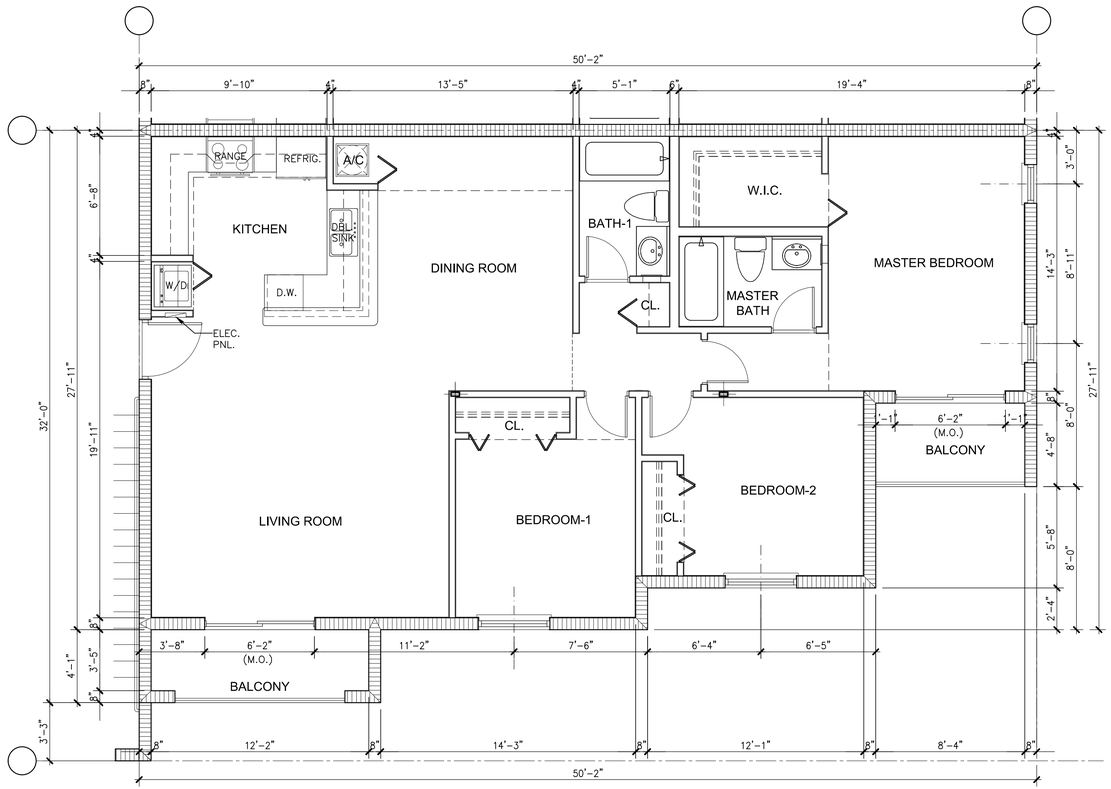
FILE NAME: A3.02-CP.DWG



GROUND FLOOR PLAN (MODEL C-1)

(GROSS AREA: 1,360 Sq. Ft.)

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



SECOND & THIRD FLOOR PLANS (MODEL C-2)

(GROSS AREA: 1,360 Sq. Ft.)

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

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SEAL

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AR-0016210

CONSULTANT

DRAWING: TYPICAL MODEL-C FLOOR PLAN

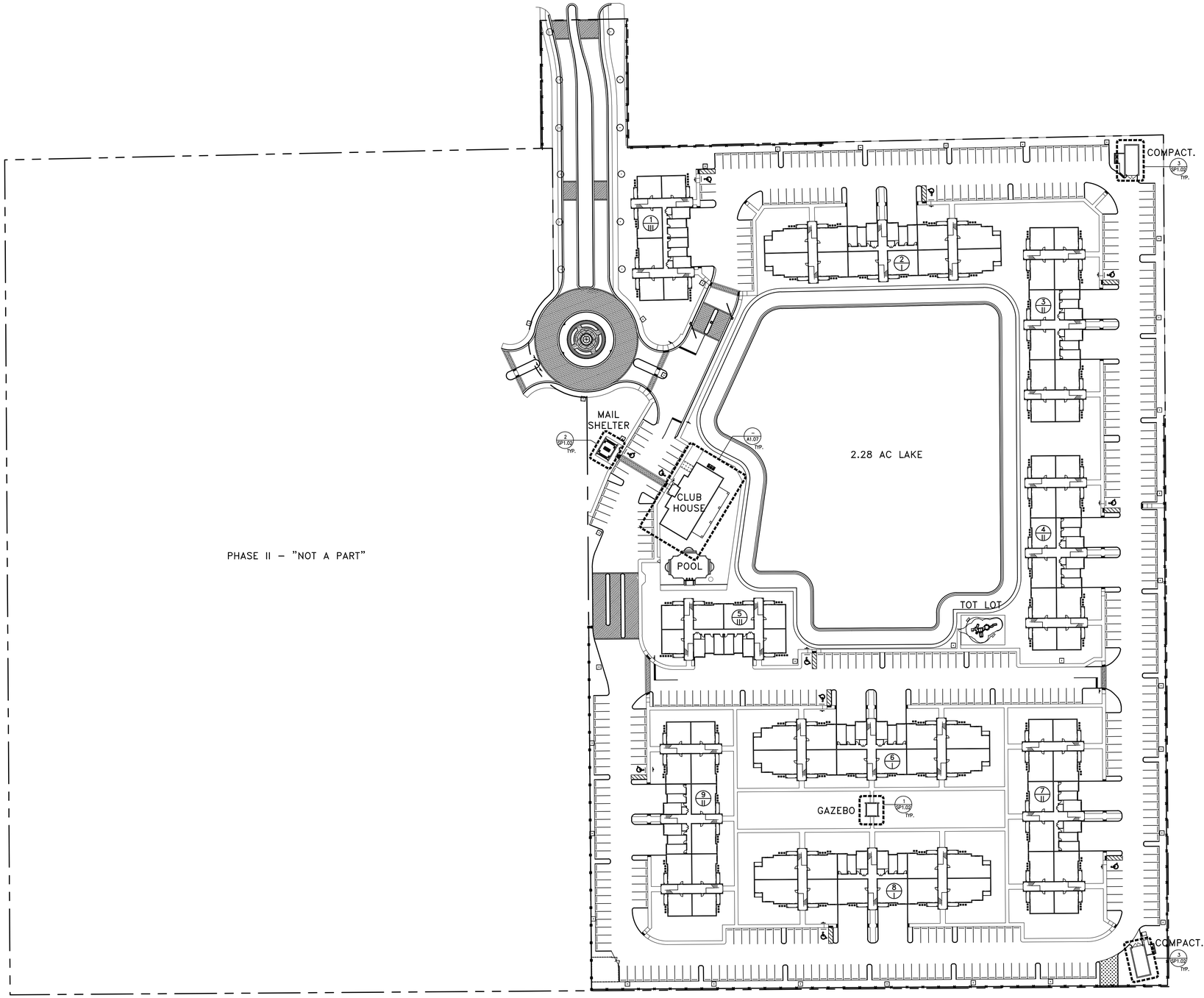
PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

SHEET No.: A3.03 OF:

FILE NAME: A3.03-CP.DWG



LEGEND

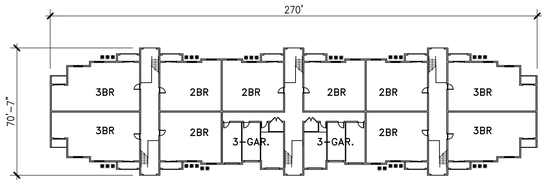
/
REFERS TO BUILDING No.
REFERS TO BUILDING TYPE

SCHEMATIC SITE PLAN (290-TOTAL UNITS)

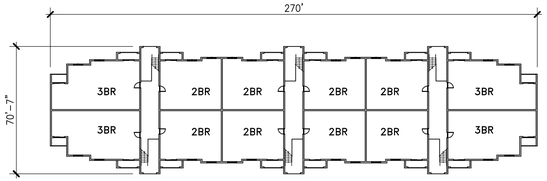
(SEE CIVIL DRAWINGS FOR DIMENSIONS)

SCALE: 1"= 60'-0"

BUILDING TYPES



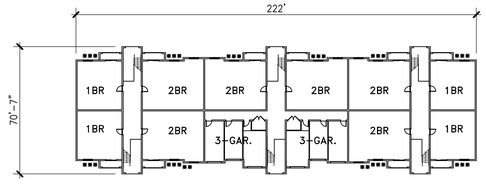
GROUND FLOOR



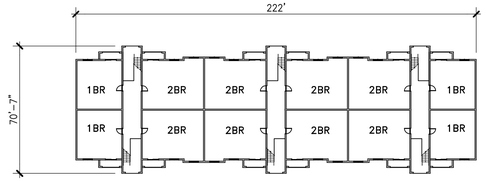
SECOND & THIRD FLOORS

TYPE I - (34-UNITS & 6-GARAGES)

SCALE: 1"= 40'



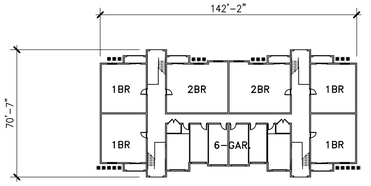
GROUND FLOOR



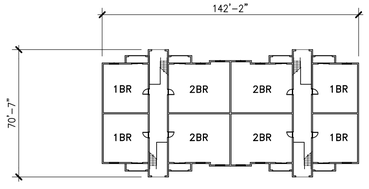
SECOND & THIRD FLOORS

TYPE II - (34-UNITS & 6-GARAGES)

SCALE: 1"= 40'



GROUND FLOOR



SECOND & THIRD FLOORS

TYPE III - (22-UNITS & 6-GARAGES)

SCALE: 1"= 40'

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SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

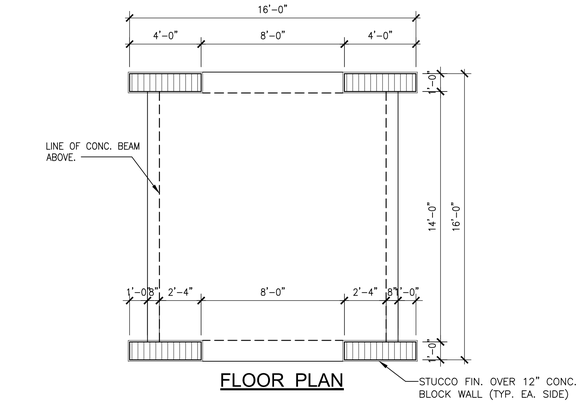
SITE PLAN
CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DRAWING:
PROJECT:

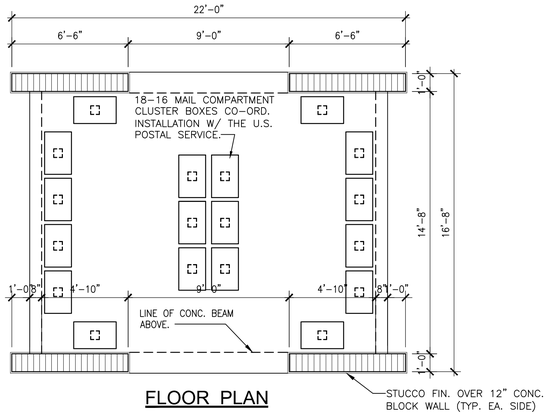
DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	D.F.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

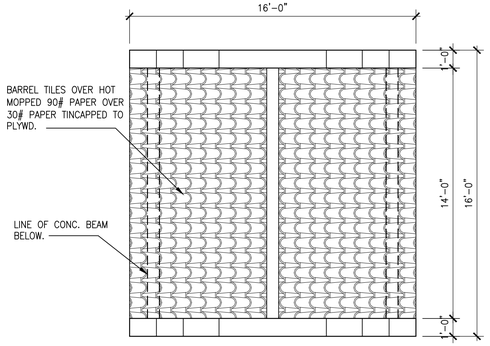
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FILE NAME: SP1.01-CP.DWG



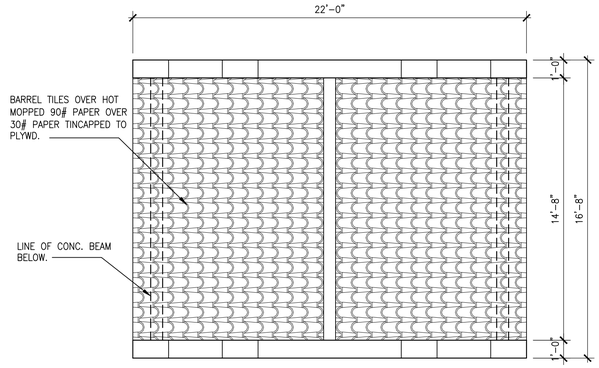
FLOOR PLAN



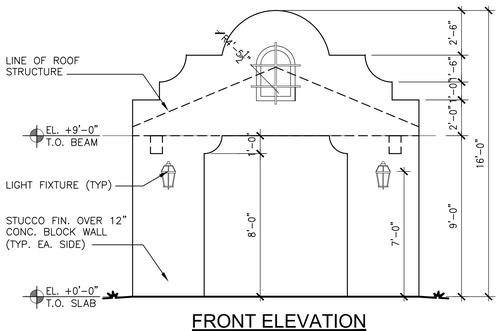
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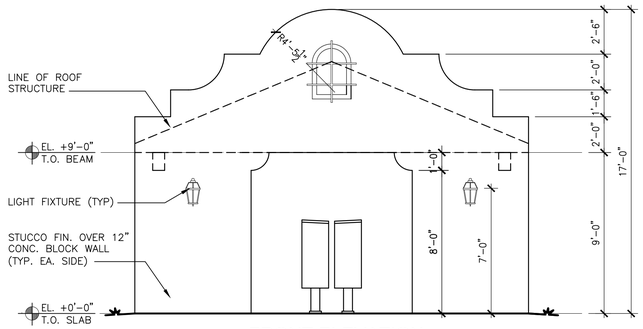
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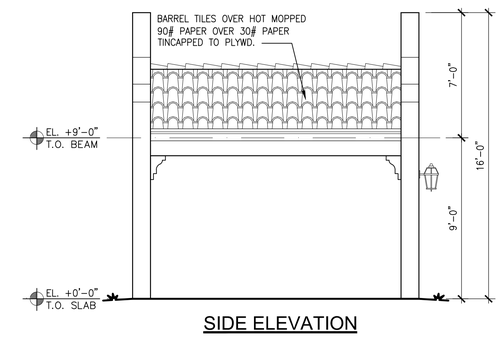
ROOF PLAN



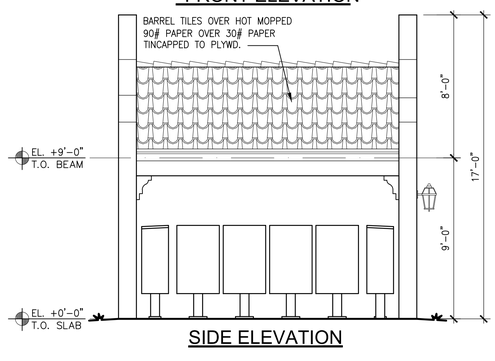
FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION



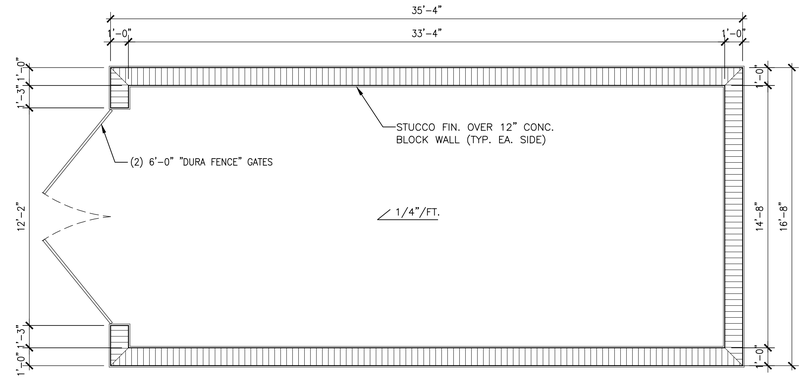
SIDE ELEVATION

1 SP1.02 GAZEBO

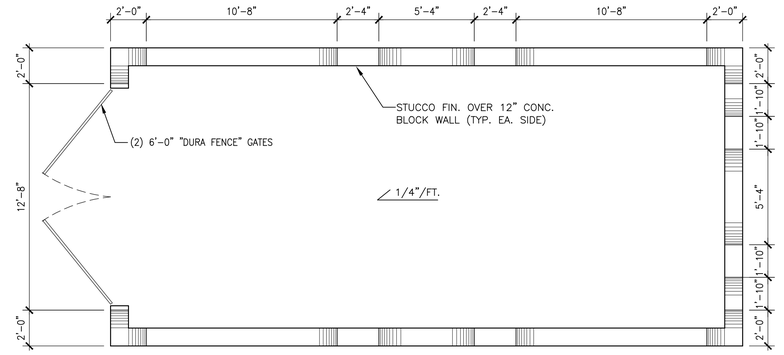
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2 SP1.02 MAILBOX SHELTER

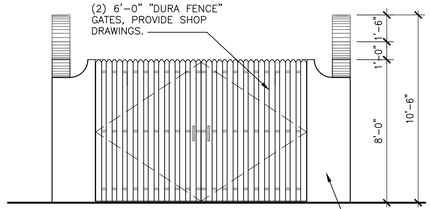
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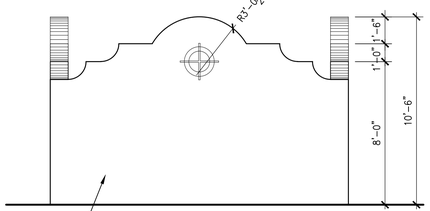
FLOOR PLAN



TOP VIEW

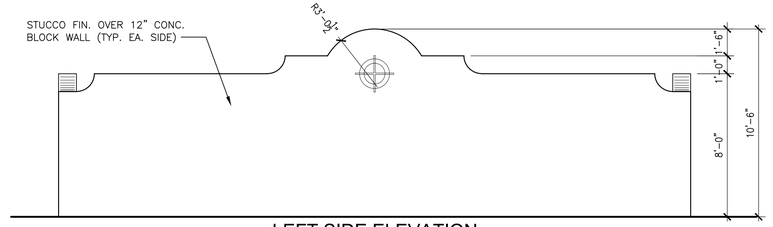


FRONT ELEVATION

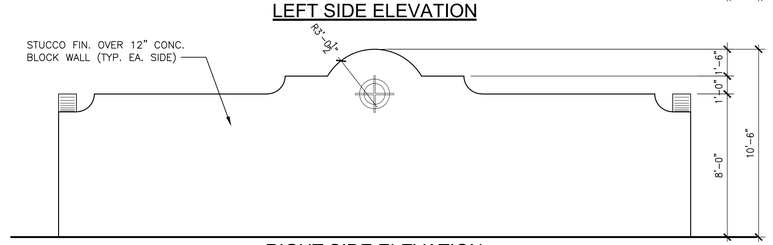


REAR ELEVATION

STUCCO FIN. OVER 12" CONC. BLOCK WALL (TYP. EA. SIDE)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

3 SP1.02 TRASH COMPACTOR ENCLOSURE

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

Palenzuela & Hevia Design Group, Inc.
ARCHITECTURE
INTERIOR DESIGN
PLANNING

12201 S.W. 133 COURT
MIAMI, FLORIDA 33186
PHONE: (305) 969-5001
FAX: (305) 969-5002
AA-0003113 IB-0001056

SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: SITE AMENITIES PLANS & ELEVATIONS

PROJECT: CELEBRATION POINTE NORTH
MARGATE, FLORIDA
For CELEBRATION POINTE NORTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	06-11-2013
JOB No.:	1305

△	DATE:	REVISION:

SHEET No.: SP1.02 OF:

FILE NAME: SP1.03-VIC.dwg

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	26	AVL 25M R3 FG HS	SQUARE AREA LIGHT, SR3 DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD. MOUNTED 20' AFG.	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	AEL11252.ies	20000	0.72	310
	B	62	AVL 40M AM FG	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS. MOUNTED 20' AFG.	ONE 400-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE UP POSITION.	AEL9433.ies	36000	0.72	465
	C	4	AVL 40M AM FG	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS. MOUNTED 20' AFG.	ONE 400-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE UP POSITION.	AEL9433.ies	36000	0.72	930

STATISTICS

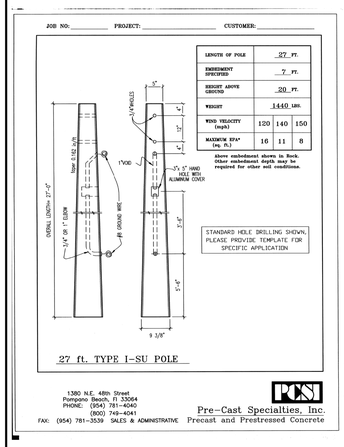
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.3 fc	0.5 fc	0.0 fc	N / A	N / A
Calc Zone #3	+	3.2 fc	7.0 fc	1.0 fc	7.0:1	3.2:1

N

0 50 100

FEET

SCALE: 1"=50'

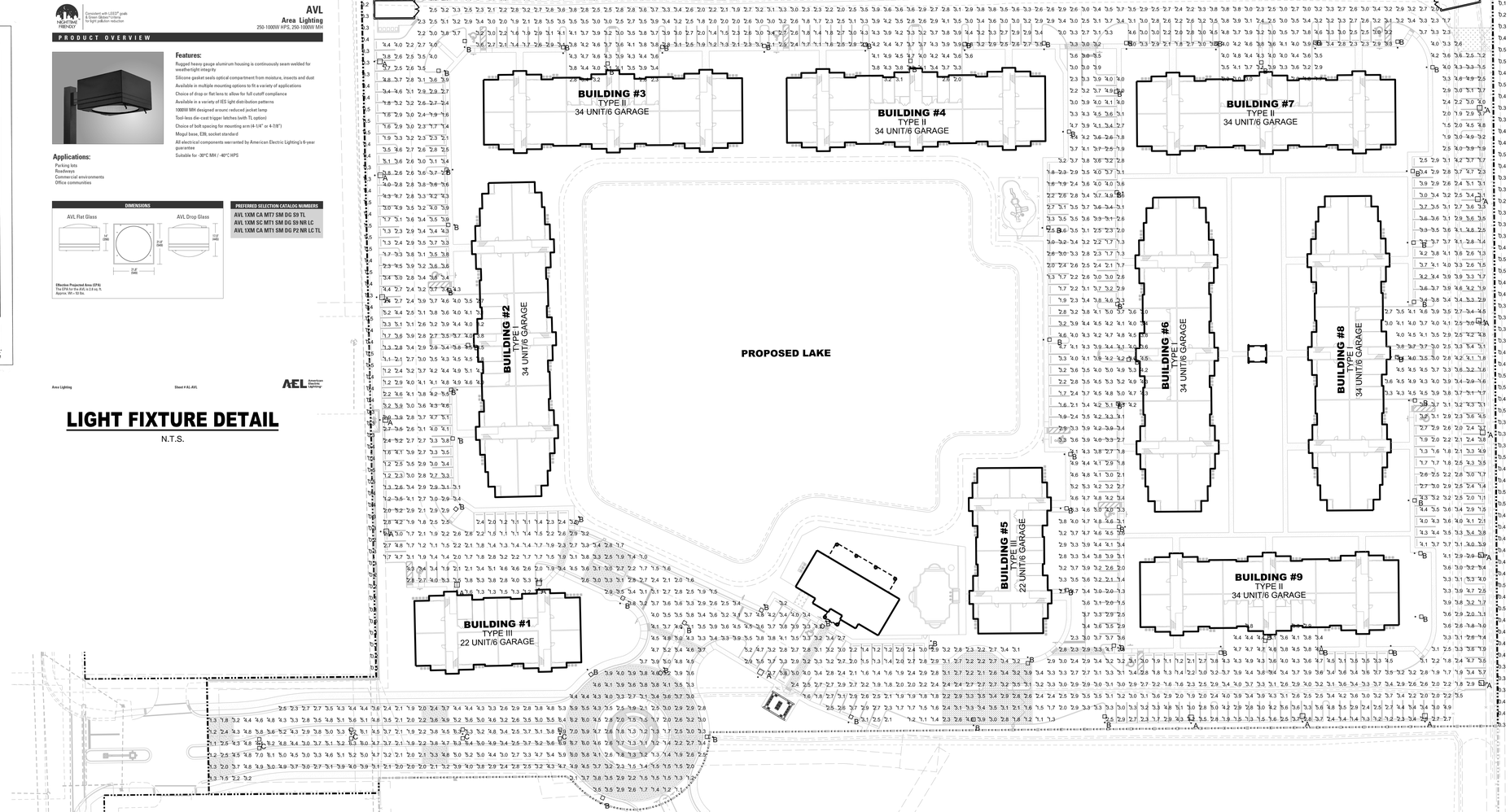


LIGHT POLE DETAIL

N.T.S.

LIGHT FIXTURE DETAIL

N.T.S.



Always call 811 two full business days before you dig

Sunshine811.com

NO.	DATE	BY	REVISION
1	01/29/14	R.W.	REVISED PER DRC COMMENTS

Designed by: J.H. Date: 12/13

Drawn by: R.W. Date: 12/13

Checked by: N.S. Date: 12/13

Approved by: JAY HUEBNER Date: 1/30/2014

Registered Engineer Number 54615
State of Florida

HSQ GROUP, INC.
Engineers · Planners · Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
C26258 · LB7924

CELEBRATION POINTE NORTH

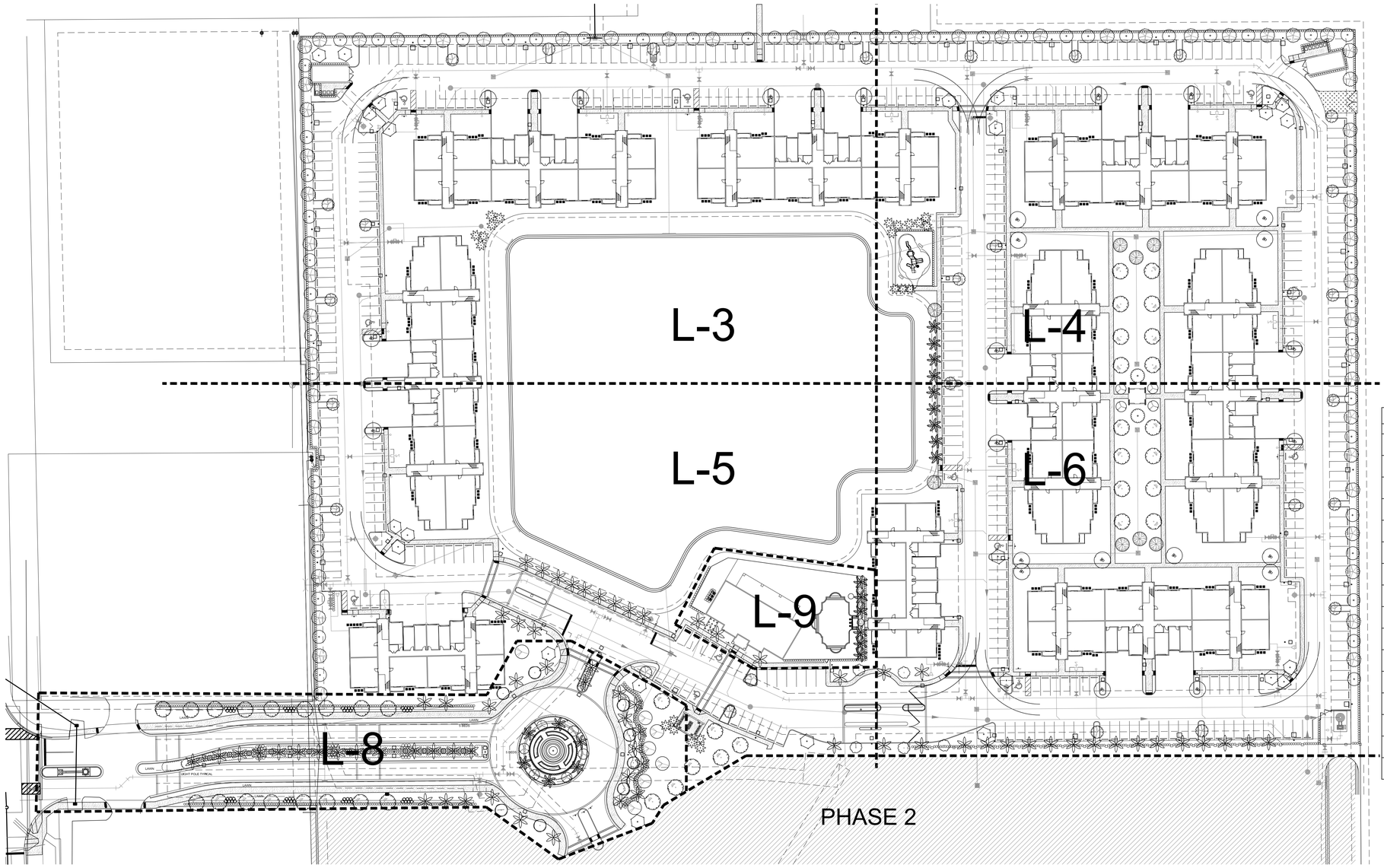
PHOTOMETRIC PLAN

PROJECT NUMBER 1305-26

SHEET NUMBER PH-1

1/30/2014

Z:\Projects\2013\1305-26 Celebration Pointe\Drawings\Site Plan\130526-PH001.dgn



NORTH

KEY PLAN

Scale: NTS

LIST OF SHEETS

INDEX
L-1 TREE DISPOSITION
L-2 DISPOSITION LIST
L-3 OVERALL LANDSCAPE
L-4 OVERALL LANDSCAPE
L-5 OVERALL LANDSCAPE
L-6 OVERALL LANDSCAPE
L-7 TYPICAL BUILDINGS
L-8 ENTRY PLAN L-9 CLUBHOUSE PLAN
L-10 PLANTING DETAILS

NATIVE PLANTING MATERIAL REQUIREMENTS

TREES-50% REQUIRED (1 TREE = 3 PALMS)	57% PROVIDED
SHRUBS-50% REQUIRED (INCLUDING UNITS)	51% PROVIDED

LANDSCAPE DATA: SECTION 12 1/2-7

NET SITE AREA = 15.244 ACRES(664,029 S.F.)

	REQUIRED	PROVIDED
PERIMETER		
TREES 1:75' (2,893 L.F. Total)	39	52
HEDGE:	CONTINUOUS	CONTINUOUS
TOWNHOUSE UNITS		
TREES: 1 PER UNIT	282	298
TOTALS		
TREES:	401	473
TOTAL CANOPY REQUIRED: (12% OF 664,028 S.F) = 79,683 S.F.		
CANOPY	79,683 S.F.	*133,400 S.F.

*CANOPY AREA CALCULATION: 59,250 S.F. (TOWNHOMES-42,300 S.F. REQUIRED) + 74,450 S.F.(OVERALL SITE)= 133,700 S.F.

LANDSCAPE LIST

TREES

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2		57	Bulnesia arborea	10' HT, X 5' SPR., 2" CAL.
			VERAWOOD	F.G., F.F.
1		5	Bauhinia blakeana	12' HT, x 4' SPR., 2" CAL.,
			HONG KONG ORCHID	F.G., F.F.
1		51	*Bursera simaruba	12' HT, x 4' SPR., 2" CAL.,
			GUMBO LIMBO	F.G.
1		24	Cassia fistula	12' HT, x 4' SPR., 2" CAL.,
			GOLDEN SHOWER TREE	F.G., F.F.,
1		28	*Conocarpus erectus	12' HT, x 4' SPR., 2" CAL.,
			GREEN BUTTONWOOD	F. G.
1		7	Delonix regia	12' HT, x 4' SPR., 2" CAL.,
			ROYAL POINCIANA	F. G.
2		10	Filicium decipiens	10' HT, x 5' SPR.
			JAPANESE FERN TREE	2" CAL., F.G.
2		24	*Ilex x attenuata 'East Palatka'	12' HT, X 4' SPR., 2" CAL.
			EAST PALATKA HOLLY	F.G., 5' C.T.
1		2	Jacaranda mimosifolia	12' HT, x 4' SPR., 2" CAL.,
			JACARANDA	F.G., F.F.
2		5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F. G.
1		8	Peltophorum pterocarpum	12' HT. x 4' SPR., 2" CAL.,
			COPPERPOD	F.G., F.F.
1		40	*Quercus virginiana	12' HT. x 4' SPR., 2" CAL.,
			LIVE OAK	F.G., F.F.
3		72	*Roystonea elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.,
2		8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
			GLAUCOUS CASSIA	F. G.
4		22	Veitchia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4		21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
			FOXTAIL PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24" HT, X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	*Conocarpus erectus	24" HT, X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CS	562	*Conocarpus erectus 'sericeus'	24" HT, X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	90	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HL	205	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. , FULL
PL	259	Pentas lanceolata "New Look Pink"	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24" HT, X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN GROUP, INC.
307 Sheridan Avenue Suite 201 Hollywood, Florida
phone: 954.923.8681 facsimile: 954.923.8689
www.witkindesign.com

Project:
Celebration Pointe North
Margate, Florida
INDEX

Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

Lic. # LA0000889
Member; A.S.L.A.

Drawing: INDEX
Date: 7/11/2013
Scale: N.T.S.
Drawn by: JM
Sheet No.:

INDEX

Cad Id.: 2013-060

SYMBOL LEGEND

- Tree to Relocate
- Tree to Remove
- Tree to Remain

PHASE II

PHASE II

PHASE II

DISPOSITION PLAN

Scale: 1"=40'-0"

NORTH

WITKIN HULTS DESIGN GROUP, Inc.
307 Clematis Street, Suite 2-N, West Palm Beach, Florida
phone: 954.922.3681 facsimile: 954.922.3689
www.witkindesign.com

Project:

Celebration Pointe North

Margate, Florida

DISPOSITION PLAN

Revisions:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Disposition Plan

Date: 7/11/2013

Scale: 1"=40'-0"

Drawn by: JM

Sheet No.:

L-1

Cad Id.: 2013-060

TREE#	TYPE	DIAMETER	HEIGHT	SPREAD	DISPOSITION
1	BLACK OLIVE	18"	30'	25'	REMOVE
2	SCHEFFLERA	12"	12'	12'	INVASIVE
3	SABAL PALM	12"	15'	12'	REMOVE
4	BLACK OLIVE	20"	30'	30'	REMOVE
5	SABAL PALM	12"	12'	10'	REMOVE
6	FICUS	36"	20'	30'	REMOVE
7	ROYAL PALM	16"	25'	30'	REMOVE
8	ROYAL PALM	12"	25'	25'	REMOVE
9	SABAL PALM	10"	12'	8'	REMOVE
10	MANGO	15"	15'	20'	REMOVE
11	SCHEFFLERA	20"	20'	25'	INVASIVE
12	FICUS	20"	25'	30'	REMOVE
13	EARLEAF ACACIA	10"	15'	15'	INVASIVE
14	BLACK OLIVE	30"	30'	40'	REMOVE
15	FICUS	30"	20'	40'	REMOVE
16	FICUS	24"	20'	30'	REMOVE
17	FICUS	30"	25'	30'	REMOVE
18	GUMBO LIMBO	36"	25'	25'	REMOVE
19	SABAL PALM	20"	10'	15'	REMOVE
21	SABAL PALM	10"	15'	10'	REMOVE
22	SABAL PALM	10"	15'	10'	REMOVE
23	EARLEAF ACACIA	6"	12'	15'	INVASIVE
24	SABAL PALM	10"	18'	12'	REMOVE
25	SABAL PALM	10"	18'	12'	REMOVE
26	QUEEN PALM	10"	10'	8'	REMOVE
27	PALM	12"	15'	10'	REMOVE
28	SABAL PALM	8"	10'	8'	REMOVE
29	SABAL PALM	8"	12'	8'	REMOVE
30	EARLEAF ACACIA	6"	10'	10'	INVASIVE
31	SABAL PALM	8"	10'	8'	REMOVE
32	SABAL PALM	8"	12'	8'	REMOVE
33	QUEEN PALM	8"	12'	15'	REMOVE
34	QUEEN PALM	6"	8'	8'	REMOVE
35	QUEEN PALM	4"	6'	8'	REMOVE
36	SABAL PALM	8"	15'	8'	REMOVE
37	ROYAL PALM	9"	15'	20'	REMOVE
38	SABAL PALM	8"	15'	8'	REMOVE
39	CHINESE FAN PALM	6"	12'	10'	REMOVE
40	INDIAN TAMARIND	8"	20'	30'	REMOVE
41	INDIAN TAMARIND	14"	1/2 DEAD		REMOVE
42	MANGO	18"	25'	20'	REMOVE
43	INDIAN TAMARIND	30"	30'	30'	REMOVE
44	ROYAL PALM	8"	15'	25'	REMOVE
45	FICUS	28"	25'	25'	REMOVE
46	ROYAL PALM	18"	30'	40'	REMOVE
47	INDIAN TAMARIND	15"	15'	15'	REMOVE
48	ROYAL PALM	20"	25'	35'	REMOVE
49	BRAZILIAN PEPPER	15"	25'	20'	INVASIVE
50	MANGO	36"	40'	30'	REMOVE
51	NORFOLK PINE	18"	40'	15'	INVASIVE
52	SEA ALMOND	15"	1/2DEAD		REMOVE
53	NORFOLK PINE	18"	30'	12'	INVASIVE
54	SABAL PALM	20"	10'	15'	REMOVE
55	SABAL PALM	18"	10'	10'	REMOVE
56	SABAL PALM	18"	10'	10'	REMOVE
57	ARECA PALM	48"	10'	15'	REMOVE
58	OAK	8"	15'	10'	REMOVE
59	QUEEN PALM	12"	18'	12'	REMOVE
60	BLACK OLIVE	24"	20'	25'	REMOVE
61	DAHOON HOLLY	4"	10'	8'	REMOVE
62	SCHEFFLERA	18"	15'	15'	INVASIVE
63	QUEEN PALM	12"	15'	10'	REMOVE
64	MAHOGANY	15"	1/2 DEAD		REMOVE
65	OAK	5"	15'	10'	REMOVE
66	INDIAN TAMARIND	8"	12'	15'	REMOVE
67	SABAL PALM	15"	8'	10'	REMOVE
68	QUEEN PALM	15"	12'	15'	REMOVE
69	SABAL PALM	20"	12'	15'	REMOVE
70	NORFOLK PINE	24"	40'	10'	INVASIVE
71	NORFOLK PINE	10"	18'	10'	INVASIVE
72	BLACK OLIVE	34"	30'	30'	REMOVE
73	BLACK OLIVE	18"	25'	25'	REMOVE
74	BLACK OLIVE	20"	20'	30'	REMOVE
75	NORFOLK PINE	20"	20'	10'	INVASIVE
116	FICUS	2'	20'	30'	REMOVE
117	FICUS	2'	20'	30'	REMOVE
118	FICUS	2'	20'	30'	REMOVE
119	FICUS	2'	20'	30'	REMOVE
120	ARECA PALM (CLUSTER)	8"	15'	20'	REMOVE
121	BLACK OLIVE	18"	20'	15'	REMOVE
122	FICUS (CLUSTER)	18"	20'	15'	REMOVE
123	FICUS (CLUSTER)	6"	20'	15'	REMOVE
124	ROYAL POINCIANA	5"	15'	10'	REMOVE
125	ROYAL POINCIANA	24"	40'	60'	REMOVE
126	ROYAL POINCIANA	6"	20'	15'	REMOVE
127	FICUS	30"	20'	25'	REMOVE
128	SCHEFFLERA	8"	20'	15'	INVASIVE
129	FICUS	24"	20'	30'	REMOVE
130	LOQUAT	6"	15'	20'	REMOVE
131	HEARTLEAF PHILODENDRON	15"	45'	15'	REMOVE
132	SCHEFFLERA	12"	20'	10'	INVASIVE
133	SABAL PALM	20"	20'	10'	REMOVE
134	ARECA PALM	20"	30'	20'	REMOVE
135	ARECA PALM (CLUSTER)	2'	30'	20'	REMOVE
136	ARECA PALM (CLUSTER)	8"	15'	15'	REMOVE
137	ACACIA	24"	35'	20'	INVASIVE
138	RUBBER TREE	8"	8'	10'	INVASIVE
139	ACACIA	30"	15'	10'	INVASIVE
140	DRACENEA (CLUSTER)	30"	15'	10'	REMOVE
141	LOQUAT	8"	20'	10'	REMOVE
142	SABAL PALM	24"	18'	15'	REMOVE
143	SABAL PALM	24"	18'	15'	REMOVE
144	DEAD TREE	6"	18'	-'	REMOVE
145	SABAL PALM	20"	18'	10'	REMOVE
146	SABAL PALM	20"	18'	10'	REMOVE
147	ACACIA	30"	15'	13'	INVASIVE
148	ACACIA	15"	12'	8'	INVASIVE
149	MANGO	12"	15'	10'	REMOVE
150	MANGO	6"	15'	18'	REMOVE
151	MANGO	4"	10'	18'	REMOVE
152	MANGO	8"	10'	12'	REMOVE
153	ACACIA	12"	15'	12'	INVASIVE
154	ACACIA	12"	15'	12'	INVASIVE
155	ACACIA	4"	15'	12'	INVASIVE
156	BRAZILIAN PEPPER	10"	15'	20'	INVASIVE
157	SABAL PALM	18"	15'	10'	REMOVE
158	SABAL PALM	12"	15'	10'	REMOVE
159	ROYAL POINCIANA	10"	30'	20'	REMOVE
160	SABAL PALM	18"	20'	10'	REMOVE
161	SCHEFFLERA	18"	25'	6'	INVASIVE
162	SABAL PALM	12"	25'	8'	REMOVE
163	SABAL PALM	12"	25'	8'	REMOVE
165	SEA GRAPE	30"	40'	40'	REMOVE
166	RUBBER TREE	40"	40'	50'	INVASIVE
167	RUBBER TREE	40"	40'	50'	INVASIVE
168	RUBBER TREE	40"	40'	50'	INVASIVE
169	SEA GRAPE	80"	35'	60'	REMOVE
170	ROYAL PALM	24"	40'	15'	REMOVE
171	SEA GRAPE	10"	10'	8'	REMOVE
172	SABAL PALM	15"	35'	20'	REMOVE
173	NORFOLK PINE	40"	50'	15'	INVASIVE
174	NORFOLK PINE	24"	60'	15'	INVASIVE
175	FIG	30"	30'	20'	REMOVE
176	ACACIA	18"	40'	35'	INVASIVE
177	BLACK OLIVE	12"	30'	30'	REMOVE
178	PODOCARPUS TREE	12"	20'	12'	REMOVE
179	NORFOLK PINE	24"	45'	12'	INVASIVE
180	DRACENEA	10"	15'	8'	REMOVE
181	GUMBO LIMBO	10"	20'	8'	REMOVE
182	ARECA PALM	4'	20'	8'	REMOVE
183	SCHEFFLERA	10"	15'	10'	INVASIVE
184	GUMBO LIMBO	8"	25'	20'	REMOVE
185	SCHEFFLERA	8"	15'	10'	INVASIVE
186	BLACK OLIVE	36"	35'	60'	REMOVE
187	QUEEN PALM	18"	30'	15'	REMOVE
188	MAPLE TREE	14"	25'	10'	REMOVE
189	LIVE OAK	18"	30'	40'	REMOVE
190	EARLEAF ACACIA	8"	12'	6'	INVASIVE
191	EARLEAF ACACIA	10"	15'	18'	INVASIVE
192	BLACK OLIVE	24"	20'	15'	REMOVE
193	DRACENEA	15"	20'	15'	REMOVE
194	NORFOLK PINE	20"	80'	10'	INVASIVE
195	DRACENEA	10"	12'	8'	REMOVE
196	DRACENEA	24"	12'	8'	REMOVE
197	EARLEAF ACACIA	18"	30'	15'	INVASIVE
198	BLACK OLIVE	30"	45'	80'	REMOVE
199	SCHEFFLERA	12"	15'	12'	INVASIVE
200	DRACENEA	18"	7'	3'	REMOVE
201	DRACENEA	18"	7'	3'	REMOVE
202	ARECA PALM	30"	20'	15'	REMOVE
203	RUBBER TREE	24"	20'	30'	INVASIVE
204	SABAL PALM	24"	12'	8'	REMOVE
205	PORTUGUESE CYPRESS	10"	10'	8'	REMOVE
206	GUMBO LIMBO	5"	10'	8'	REMOVE
207	GUMBO LIMBO	5"	10'	8'	REMOVE
209	GUMBO LIMBO	5"	10'	8'	REMOVE
210	NORFOLK PINE	24"	70'	10'	INVASIVE
211	NORFOLK PINE	24"	70'	10'	INVASIVE
212	SCHEFFLERA	30"	40'	20'	INVASIVE
213	SCHEFFLERA	30"	30'	15'	INVASIVE
214	SCHEFFLERA	20"	40'	25'	INVASIVE
215	SCHEFFLERA	20"	40'	25'	INVASIVE
216	SCHEFFLERA	6"	12'	8'	INVASIVE
217	DAHOON HOLLY	12"	15'	20'	REMOVE
218	DAHOON HOLLY	10"	10'	10'	REMOVE
219	ARECA PALM (CLUSTER)	6'	15'	12'	REMOVE
220	MAPLE TREE	12"	20'	40'	REMOVE
221	GUMBO LIMBO	5'	40'	60'	REMOVE
222	EARLEAF ACACIA	6"	10'	8'	INVASIVE
223	EARLEAF ACACIA	6"	30'	20'	INVASIVE
234	QUEEN PALM	8"	15'	16'	REMOVE
235	QUEEN PALM	6"	12'	12'	REMOVE
236	QUEEN PALM	8"	12'	12'	REMOVE
237	BLACK OLIVE	30"	30'	50'	REMOVE
238	LIVE OAK	24"	25'	30'	REMOVE
239	BLACK OLIVE	18"	35'	40'	REMOVE
240	DAHOON HOLLY	24"	30'	30'	REMOVE
241	EARLEAF ACACIA	24"	30'	40'	INVASIVE
242	SCHEFFLERA	24"	25'	20'	INVASIVE
243	EARLEAF ACACIA	24"	25'	30'	INVASIVE
244	NORFOLK PINE	24"	50'	12'	INVASIVE
245	NORFOLK PINE	32"	50'	12'	INVASIVE
246	MANGO	24"	40'	40'	REMOVE
247	BRAZILIAN PEPPER	12"	20'	30'	INVASIVE
248	BRAZILIAN PEPPER	30"	20'	30'	INVASIVE
249	ARECA PALM	6'	15'	15'	REMOVE
250	ARECA PALM	4'	15'	15'	REMOVE
251	QUEEN PALM	15"	20'	30'	REMOVE
252	GUMBO LIMBO	6"	20'	10'	REMOVE
253	GUMBO LIMBO	6"	20'	10'	REMOVE
254	GUMBO LIMBO	8"	20'	10'	REMOVE
255	GUMBO LIMBO	12"	20'	10'	REMOVE
256	GUMBO LIMBO	8"	15'	10'	REMOVE
257	GUMBO LIMBO	12"	15'	10'	REMOVE
258	SCHEFFLERA	15"	20'	10'	INVASIVE
259	NORFOLK PINE	20"	80'	15'	INVASIVE
260	NORFOLK PINE	20"	80'	15'	INVASIVE
261	BLACK OLIVE	30"	30'	50'	REMOVE
262	SABAL PALM	15"	40'	1-'	REMOVE
263	EARLEAF ACACIA	30"	40'	60'	INVASIVE
264	ARECA PALM	24"	30'	30'	REMOVE
265	ARECA PALM	24"	30'	30'	REMOVE
266	ARECA PALM	24"	30'	30'	REMOVE
267	ARECA PALM	24"	30'	30'	REMOVE
268	HONG KONG ORCHID	35"	35'	50'	REMOVE
269	EARLEAF ACACIA	15"	35'	25'	INVASIVE
270	NORFOLK PINE	30"	70'	15'	INVASIVE
271	ACACIA	15"	35'	40'	INVASIVE
272	ARECA PALM	48"	15'	20'	REMOVE
273	SCHEFFLERA	12"	30'	20'	INVASIVE
274	MANGO	24"	12'	10'	REMOVE
275	GUMBO LIMBO	18"	30'	30'	REMOVE
276	SCHEFFLERA	26"	25'	20'	INVASIVE
277	EARLEAF ACACIA	24"	40'	60'	INVASIVE
278	SCHEFFLERA	24"	15'	10'	INVASIVE
279	GUMBO LIMBO	24"	15'	20'	REMOVE
280	NORFOLK PINE	24"	60'	15'	INVASIVE
281	SABAL PALM	15"	10'	5'	REMOVE
282	ARECA PALM	8'	15'	12'	REMOVE
283	QUEEN PALM	12"	15'	8'	REMOVE
284	SCHEFFLERA	18"	35'	30'	INVASIVE
285	ROBELLINI PALM	12"	12'	10'	REMOVE
286	DAHOON HOLLY	36"	30'	50'	REMOVE
287	EARLEAF ACACIA	10"	25'	15'	INVASIVE
288	NORFOLK PINE	20"	70'	18'	INVASIVE
289	BRAZILIAN PEPPER	8"	15'	8'	INVASIVE
290	INDIAN TAMARIND	12"	20'	15'	REMOVE
291	SABAL PALM	12"	20'	12'	REMOVE
292	INDIAN TAMARIND	18"	25'	40'	REMOVE
293	FICUS	36"	60'	80'	REMOVE
294	TRAVELER PALM	18"	30'	20'	REMOVE
295	FICUS	18"	30'	40'	REMOVE
296	TRAVELER PALM	18"	30'	15'	REMOVE
297	ARECA PALM	44"	15'	15'	REMOVE
298	QUEEN PALM	10"	20'	15'	REMOVE
299	QUEEN PALM	10"	20'	10'	REMOVE
300	FICUS	18"	20'	15'	REMOVE
301	FICUS	30"	30'	50'	REMOVE
302	SABAL PALM	20"	35'	20'	REMOVE
303	FICUS	24"	35'	60'	REMOVE
304	EARLEAF ACACIA	24"	50'	70'	INVASIVE
305	EARLEAF ACACIA	10"	30'	30'	INVASIVE
306	FICUS	18"	15'	20'	REMOVE
307	FICUS	26"	50'	50'	REMOVE
308	FICUS	26"	30'	50'	REMOVE
309	EARLEAF ACACIA	24"	35'	60'	INVASIVE
310	ROBELLINI PALM	4'	10'	10'	REMOVE
311	SABAL PALM	18"	10'	13'	REMOVE
312	SABAL PALM	12"	12'	10'	REMOVE
313	SABAL PALM	12"	12'	10'	REMOVE
314	NORFOLK PINE	18"	50'	20'	INVASIVE
315	SEA GRAPE	30"	50'	75'	REMOVE
316	INDIAN TAMARIND	12"	10'	12'	REMOVE
317	MANGO	24"	30'	30'	REMOVE
318	EARLEAF ACACIA	6"	15'	30'	INVASIVE
319	FICUS	12"	10'	15'	REMOVE
320	EARLEAF ACACIA	12"	10'	12'	INVASIVE
321	NORFOLK PINE	24"	65'	20'	INVASIVE
322	QUEEN PALM	15"	45'	10'	REMOVE
323	NORFOLK PINE	15"	60'	10'	INVASIVE
324	ROYAL POINCIANA	26"	40'	35'	REMOVE
325	BLACK OLIVE	24"	40'	70'	REMOVE
326	ROBELLINI PALM	5"	12'	10'	REMOVE
327	BLACK OLIVE	20"	50'	40'	REMOVE
328	BLACK OLIVE	20"	50'	40'	REMOVE
329	ARECA PALM	36"	15'	18'	REMOVE
330	ARECA PALM	36"	15'	18'	REMOVE
331	INDIAN TAMARIND	15"	20'	25'	REMOVE
332	FICUS	48"	60'	75'	REMOVE
333	FICUS	15"	15'	20'	REMOVE
334	FICUS	15"	15'	20'	REMOVE

DISPOSITION LIST

Scale: NTS

WITKIN HULTS DESIGN GROUP, Inc.
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Project:

Celebration Pointe North

Margate, Florida

DISPOSITION LIST

Revisions:

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Disposition Plan

Date: 7/11/2013

Scale: NTS

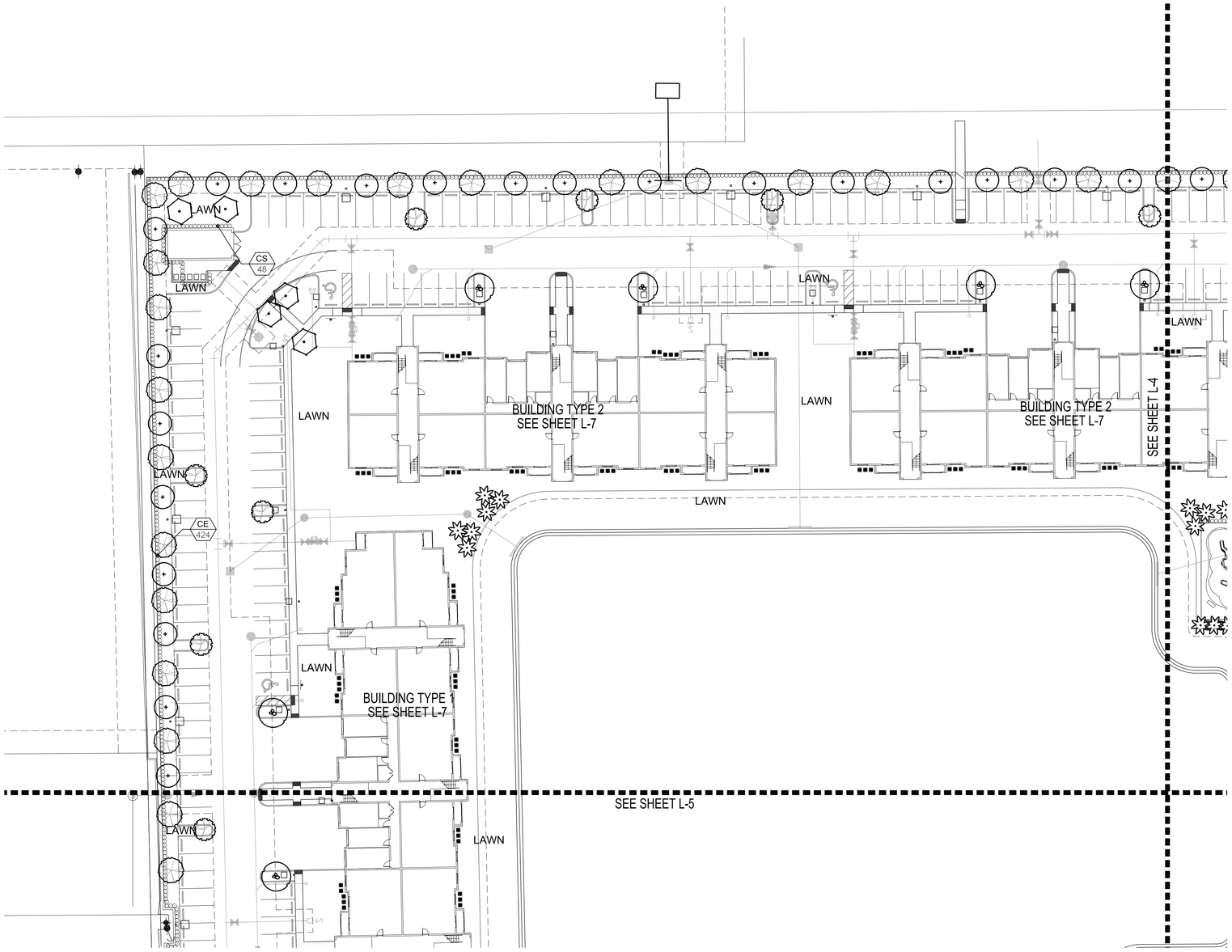
Drawn by: JM

Sheet No.:

L-2

Cad Id.: 2013-060

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LANDSCAPE PLAN

Scale: 1"=30'-0"

LANDSCAPE LIST

TREES

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2		57	Bulnesia arborea	10' HT. X 5' SPR. 2" CAL.
			VERAWOOD	F.G., F.F.
1		5	Bauhinia blakeana	12' HT. x 4' SPR., 2" CAL.,
			HONG KONG ORCHID	F.G., F.F.
1		51	*Bursera simaruba	12' HT. x 4' SPR., 2" CAL.,
			GUMBO LIMBO	F.G.
1		24	Cassia fistula	12' HT. x 4' SPR., 2" CAL.,
			GOLDEN SHOWER TREE	F.G., F.F.
1		28	*Conocarpus erectus	12' HT. x 4' SPR., 2" CAL.,
			GREEN BUTTONWOOD	F, G.
1		7	Delonix regia	12' HT. x 4' SPR., 2" CAL.,
			ROYAL POINCIANA	F, G.
2		10	Fillicium declpiens	10' HT. x 5' SPR.
			JAPANESE FERN TREE	2" CAL., F.G.
2		24	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., 5' C.T.
1		2	Jacaranda mimosifolia	12' HT. x 4' SPR., 2" CAL.,
			JACARANDA	F.G., F.F.
2		5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F, G.
1		8	Peltophorum pterocarpum	12' HT. x 4' SPR., 2" CAL.,
			COPPERPOD	F.G., F.F.
1		40	*Quercus virginiana	12' HT. x 4' SPR., 2" CAL.,
			LIVE OAK	F.G., F.F.
3		72	*Roystonea elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.,
2		8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
			GLAUCOUS CASSIA	F, G.
4		22	Veitchia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4		21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
			FOXTAIL PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CS	562	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	90	Codleaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HL	205	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. , FULL
PL	259	Pentas lanceolata "New Look Pink"	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

NORTH

WITKIN HULTS DESIGN GROUP
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Project: Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN

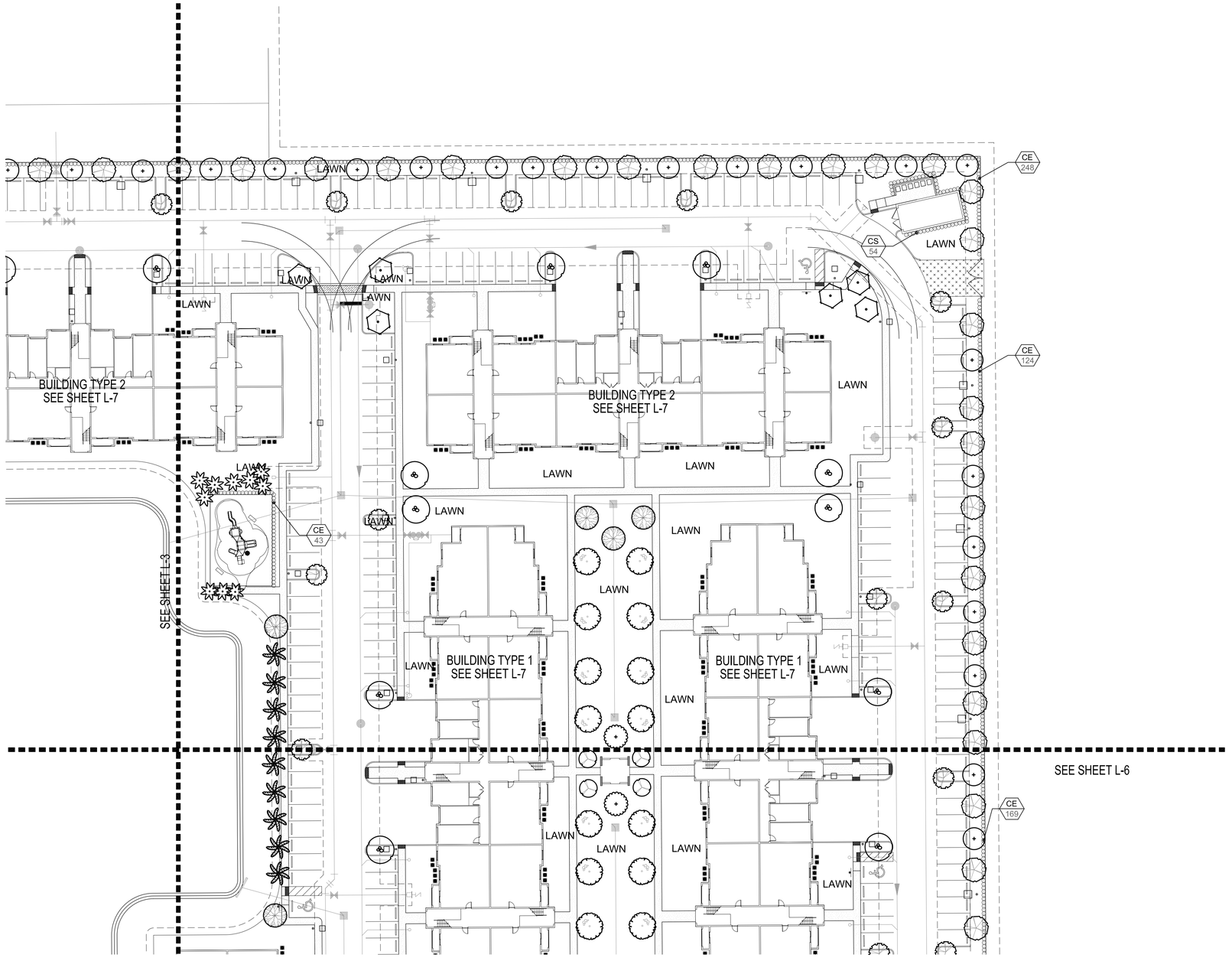
Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
Scale: 1"=30'-0"
Drawn by: JM
Sheet No.:
L-3
Cad Id.: 2013-060

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LANDSCAPE PLAN

Scale: 1"=30'-0"

NORTH

LANDSCAPE LIST

TREES

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2		57	Bulnesia arborea	10' HT. X 5' SPR. 2" CAL.
			VERAWOOD	F.G., F.F.
1		5	Bauhinia blakeana	12' HT. x 4' SPR., 2" CAL.,
			HONG KONG ORCHID	F.G., F.F.
1		51	*Bursera simaruba	12' HT. x 4' SPR., 2" CAL.,
			GUMBO LIMBO	F.G.
1		24	Cassia fistula	12' HT. x 4' SPR., 2" CAL.,
			GOLDEN SHOWER TREE	F.G., F.F.
1		28	*Conocarpus erectus	12' HT. x 4' SPR., 2" CAL.,
			GREEN BUTTONWOOD	F, G.
1		7	Delonix regia	12' HT. x 4' SPR., 2" CAL.,
			ROYAL POINCIANA	F, G.
2		10	Fillicium declpiens	10' HT, x 5' SPR.
			JAPANESE FERN TREE	2" CAL., F.G.
2		24	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., 5' C.T.
1		2	Jacaranda mimosifolia	12' HT. x 4' SPR., 2" CAL.,
			JACARANDA	F.G., F.F.
2		5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F, G.
1		8	Peltophorum pterocarpum	12' HT. x 4' SPR., 2" CAL.,
			COPPERPOD	F.G., F.F.
1		40	*Quercus virginiana	12' HT. x 4' SPR., 2" CAL.,
			LIVE OAK	F.G., F.F.
3		72	*Roystonea elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.,
2		8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
			GLAUCOUS CASSIA	F, G.
4		22	Veitchia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4		21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
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SHRUBS AND GROUNDCOVERS

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		GREEN BUTTONWOOD	3 GAL.
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		SILVER BUTTONWOOD	3 GAL.
CV	90	Codleaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HL	205	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. , FULL
PL	259	Pentas lanceolata "New Look Pink"	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
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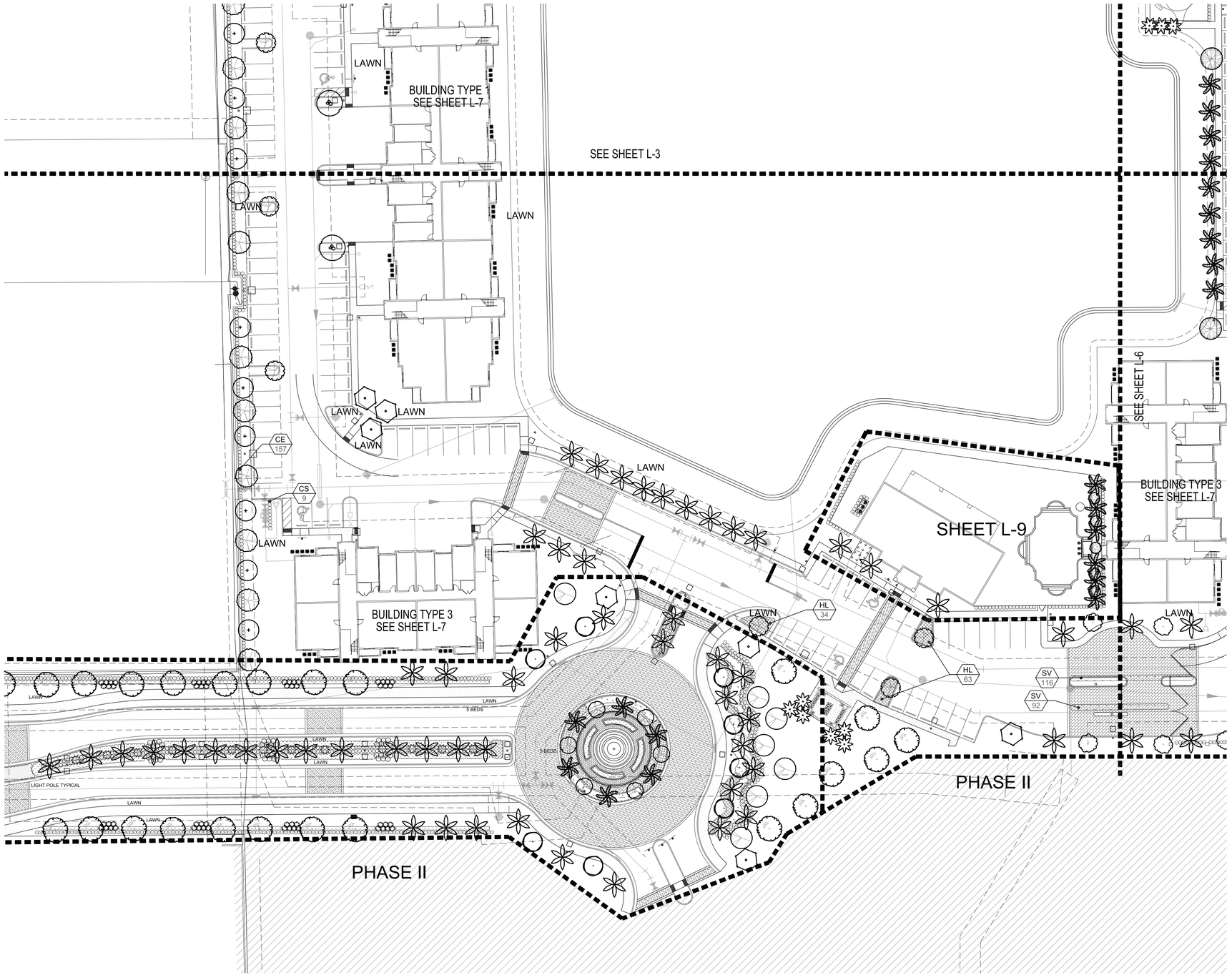
Project:
Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN

Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

Lic. # LA0000889
Member: A.S.L.A.

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Sheet No.:
L-4
Cad Id.: 2013-060



LANDSCAPE PLAN

Scale: 1"=30'-0"

NORTH

LANDSCAPE LIST

TREES

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
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1		5	Bauhinia blakeana	12' HT, x 4' SPR., 2" CAL.,
			HONG KONG ORCHID	F.G., F.F.
1		51	*Bursera simaruba	12' HT, x 4' SPR., 2" CAL.,
			GUMBO LIMBO	F.G.
1		24	Cassia fistula	12' HT, x 4' SPR., 2" CAL.,
			GOLDEN SHOWER TREE	F.G., F.F.
1		28	*Conocarpus erectus	12' HT, x 4' SPR., 2" CAL.,
			GREEN BUTTONWOOD	F. G.
1		7	Delonix regia	12' HT, x 4' SPR., 2" CAL.,
			ROYAL POINCIANA	F. G.
2		10	Fillicium decipiens	10' HT, x 5' SPR.
			JAPANESE FERN TREE	2" CAL., F.G.
2		24	*Ilex x attenuata 'East Palatka'	12' HT, X 4' SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., 5' C.T.
1		2	Jacaranda mimosifolia	12' HT, x 4' SPR., 2" CAL.,
			JACARANDA	F.G., F.F.
2		5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F. G.
1		8	Peltophorum pterocarpum	12' HT. x 4' SPR., 2" CAL.,
			COPPERPOD	F.G., F.F.
1		40	*Quercus virginiana	12' HT, x 4' SPR., 2" CAL.,
			LIVE OAK	F.G., F.F.
3		72	*Roystonea elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.,
2		8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
			GLAUCOUS CASSIA	F. G.
4		22	Veitchia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4		21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
			FOXTAIL PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CS	562	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	90	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HL	205	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. , FULL
PL	259	Pentas lanceolata "New Look Pink"	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN GROUP, Inc.
307 Clematis Street, Suite 2, West Palm Beach, Florida
phone: 954.922.3681 facsimile: 954.922.3689
www.witkindesign.com

Project:
Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN

Revisions:
1) 01.29.14 CITY COMMENTS

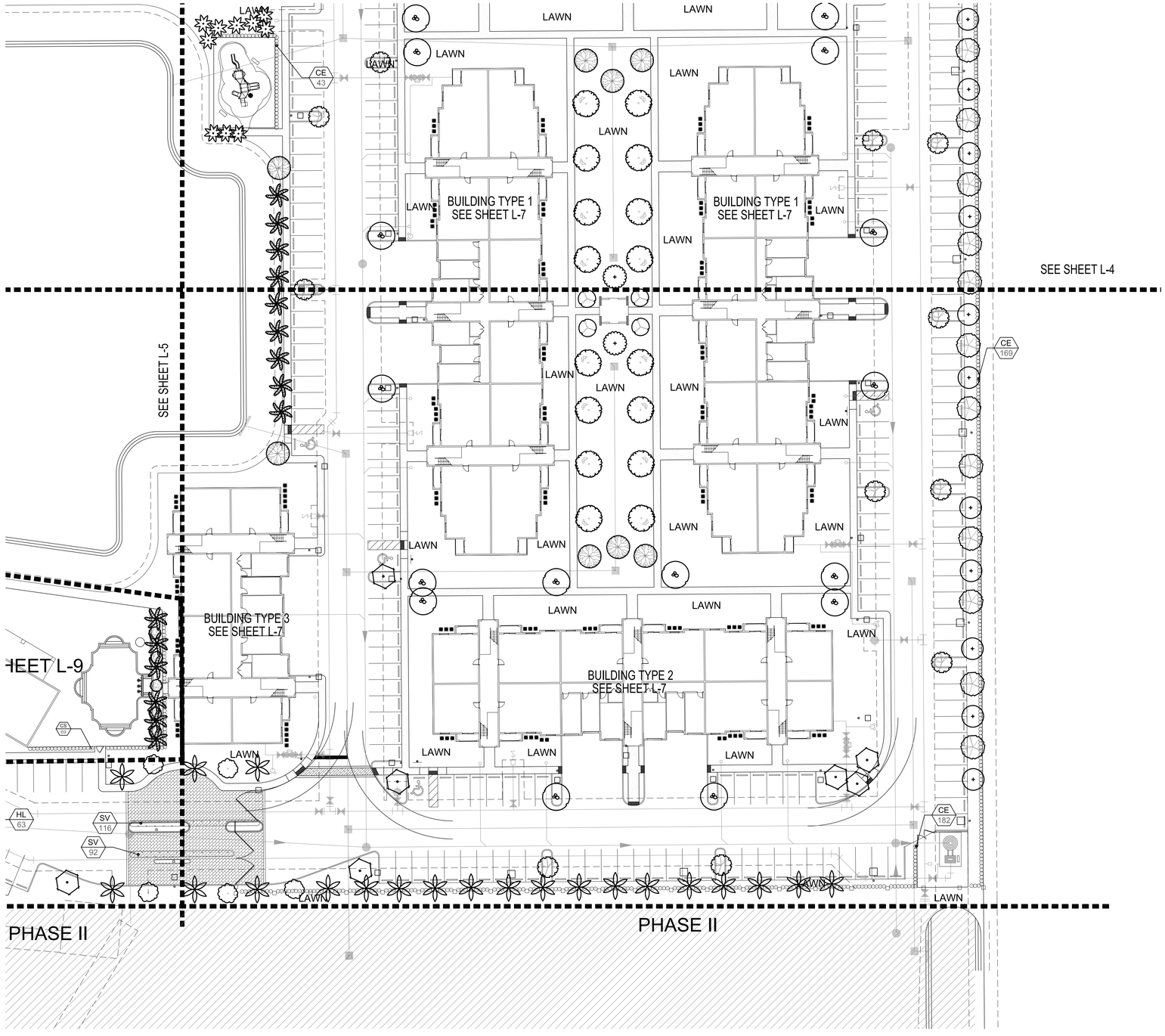
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Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
Scale: 1"=30'-0"
Drawn by: JM
Sheet No.:

L-5

Cad Id.: 2013-060



LANDSCAPE PLAN

Scale: 1"=30'-0"

LANDSCAPE LIST

TREES

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2		57	Bulnesia arborea	10' HT. X 5' SPR. 2" CAL.
			VERAWOOD	F.G., F.F.
1		5	Bauhinia blakeana	12' HT. x 4' SPR., 2" CAL.,
			HONG KONG ORCHID	F.G., F.F.
1		51	*Bursera simaruba	12' HT. x 4' SPR., 2" CAL.,
			GUMBO LIMBO	F.G.
1		24	Cassia fistula	12' HT. x 4' SPR., 2" CAL.,
			GOLDEN SHOWER TREE	F.G., F.F.
1		28	*Conocarpus erectus	12' HT. x 4' SPR., 2" CAL.,
			GREEN BUTTONWOOD	F, G.
1		7	Delonix regia	12' HT. x 4' SPR., 2" CAL.,
			ROYAL POINCIANA	F, G.
2		10	Fillicium declpiens	10' HT, x 5' SPR.
			JAPANESE FERN TREE	2" CAL., F.G.
2		24	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., 5' C.T.
1		2	Jacaranda mimosifolia	12' HT. x 4' SPR., 2" CAL.,
			JACARANDA	F.G., F.F.
2		5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F, G.
1		8	Peltophorum pterocarpum	12' HT. x 4' SPR., 2" CAL.,
			COPPERPOD	F.G., F.F.
1		40	*Quercus virginiana	12' HT. x 4' SPR., 2" CAL.,
			LIVE OAK	F.G., F.F.
3		72	*Roystonea elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.,
2		8	Senna surattensis	10' HT, X 5' SPR, 2" CAL.
			GLAUCOUS CASSIA	F, G.
4		22	Veitchia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4		21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
			FOXTAIL PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CS	562	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	90	Codleaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HL	205	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. , FULL
PL	259	Pentas lancelata "New Look Pink"	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

NORTH

WITKIN HULTS DESIGN GROUP, INC.
107 South 21st Avenue Hollywood, Florida
phone: 954.923.3681 facsimile: 954.923.3689
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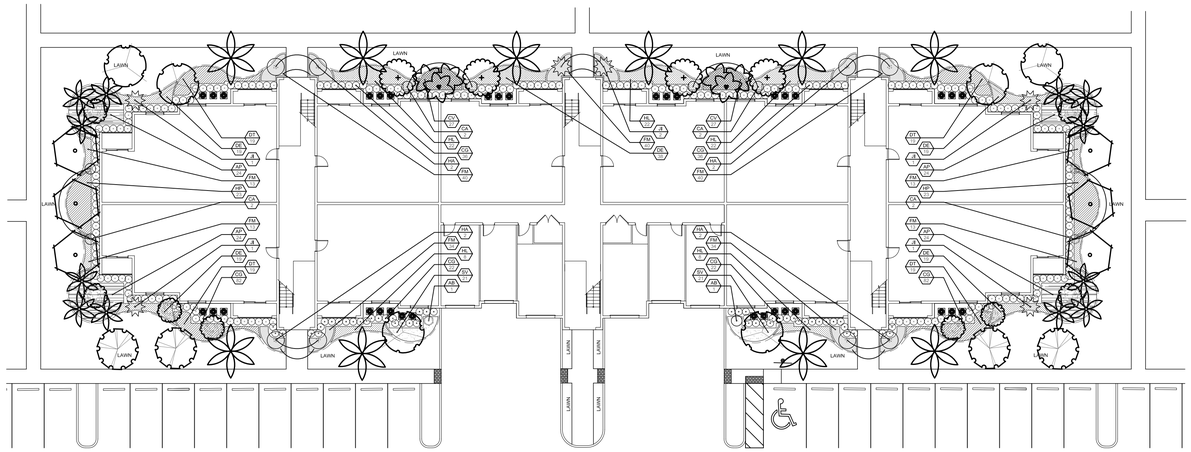
Project:
Celebration Pointe North
Margate, Florida
LANDSCAPE PLAN

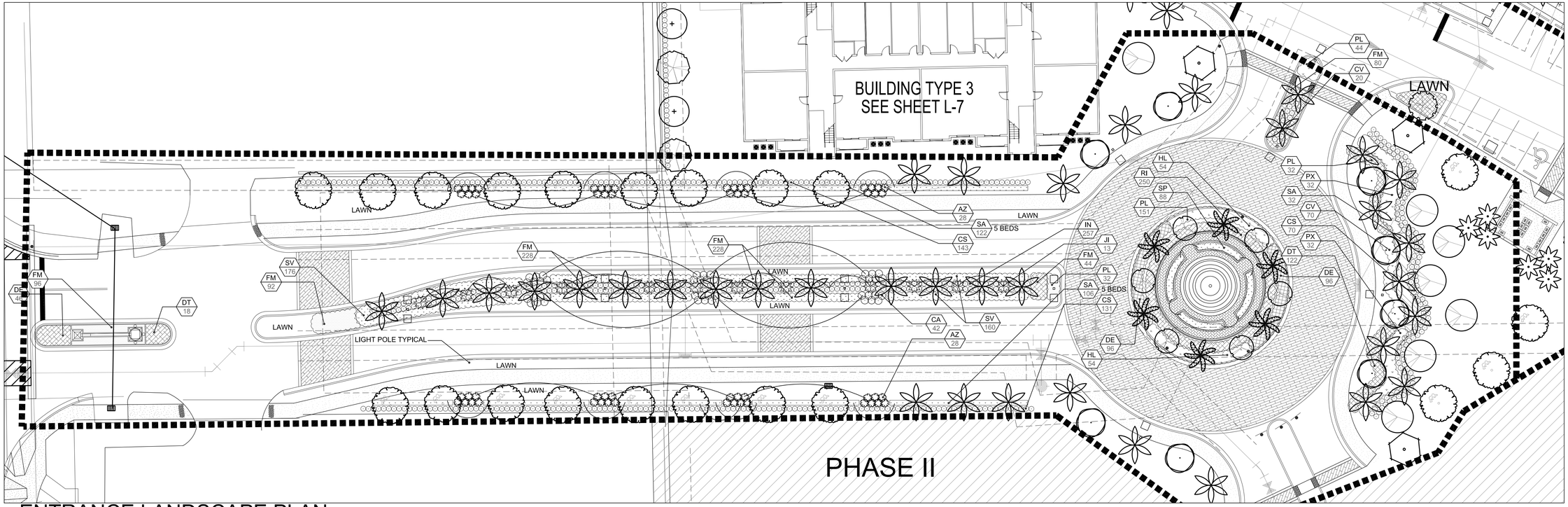
Revisions:
1) 01.29.14 CITY COMMENTS

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Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
Scale: 1"=30'-0"
Drawn by: JM
Sheet No.:
L-6
Cad Id.: 2013-060


LAWN
LAWN
LAWN



ENTRANCE LANDSCAPE PLAN

Scale: 1"=20'-0"



ENTRANCE SIGN CONCEPT

Scale: 1/4"=1'-0"

LANDSCAPE LIST

TREES

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2		57	Bulnesia arborea	10' HT. X 5' SPR. 2" CAL.
			VERAWOOD	F.G., F.F.
1		5	Bauhinia blakeana	12' HT. x 4' SPR., 2" CAL.,
			HONG KONG ORCHID	F.G., F.F.
1		51	*Bursera simaruba	12' HT. x 4' SPR., 2" CAL.,
			GUMBO LIMBO	F.G.
1		24	Cassia fistula	12' HT. x 4' SPR., 2" CAL.,
			GOLDEN SHOWER TREE	F.G., F.F.
1		28	*Conocarpus erectus	12' HT. x 4' SPR., 2" CAL.,
			GREEN BUTTONWOOD	F. G.
1		7	Delonix regia	12' HT. x 4' SPR., 2" CAL.,
			ROYAL POINCIANA	F. G.
2		10	Filicium decipiens	10' HT. x 5' SPR.
			JAPANESE FERN TREE	2" CAL., F.G.
2		24	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., 5' C.T.
1		2	Jacaranda mimosifolia	12' HT. x 4' SPR., 2" CAL.,
			JACARANDA	F.G., F.F.
2		5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F. G.
1		8	Peltophorum pterocarpum	12' HT. x 4' SPR., 2" CAL.,
			COPPERPOD	F.G., F.F.
1		40	*Quercus virginiana	12' HT. x 4' SPR., 2" CAL.,
			LIVE OAK	F.G., F.F.
3		72	*Roystonea elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.,
2		8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
			GLAUCOUS CASSIA	F. G.
4		22	Veitchia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4		21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
			FOXTAIL PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CS	562	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	90	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HL	205	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL., FULL
PL	259	Pentas lanceolata "New Look Pink"	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN GROUP
301 Yamato Road, Suite 2190, Boca Raton, Florida 33431
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www.witkindesign.com

Project:
Celebration Pointe North
Margate, Florida
ENTRY LANDSCAPE PLAN

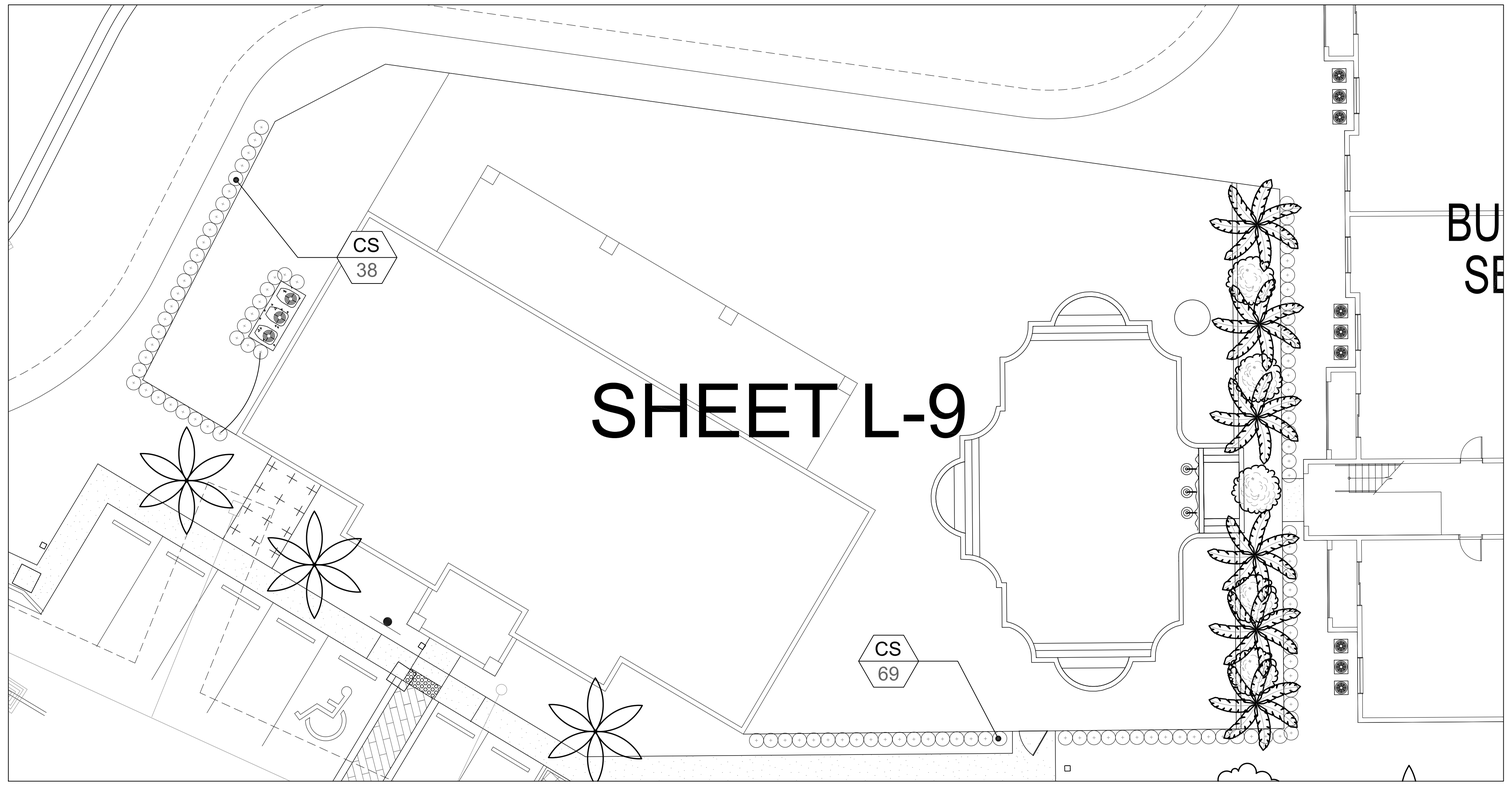
Revisions:
1) 01.29.14 CITY COMMENTS

Seal:

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 7/11/2013
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Drawn by: JM
Sheet No.:
L-8
Cad Id.: 2013-060

\\2013\Revit\Projects\Current\Revit Celebration 2013-060\Site Plan Revit\Plan\14-01-29 Revit Entrance Plan.rvt 29 Jan 2014



Clubhouse Landscape Plan

Scale: 1"=10'-0"

NORTH

LANDSCAPE LIST

CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
TREES				
2		57	Bulnesia arborea	10' HT. X 5' SPR. 2" CAL.
			VERAWOOD	F.G., F.F.
1		5	Bauhinia blakeana	12' HT. x 4' SPR., 2" CAL.,
			HONG KONG ORCHID	F.G., F.F.
1		51	*Bursera simaruba	12' HT. x 4' SPR., 2" CAL.,
			GUMBO LIMBO	F.G.
1		24	Cassia fistula	12' HT. x 4' SPR., 2" CAL.,
			GOLDEN SHOWER TREE	F.G., F.F.
1		28	*Conocarpus erectus	12' HT. x 4' SPR., 2" CAL.,
			GREEN BUTTONWOOD	F. G.
1		7	Delonix regia	12' HT. x 4' SPR., 2" CAL.,
			ROYAL POINCIANA	F. G.
2		10	Filicium decipiens	10' HT. x 5' SPR.
			JAPANESE FERN TREE	2" CAL., F.G.
2		24	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR. 2" CAL.
			EAST PALATKA HOLLY	F.G., 5' C.T.
1		2	Jacaranda mimosifolia	12' HT. x 4' SPR., 2" CAL.,
			JACARANDA	F.G., F.F.
2		5	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
			JAPANESE PRIVET	F. G.
1		8	Peltophorum pterocarpum	12' HT. x 4' SPR., 2" CAL.,
			COPPERPOD	F.G., F.F.
1		40	*Quercus virginiana	12' HT. x 4' SPR., 2" CAL.,
			LIVE OAK	F.G., F.F.
3		72	*Roystonea elata	20' O.A. HT. MIN.
			ROYAL PALM	F.G.,
2		8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
			GLAUCOUS CASSIA	F. G.
4		22	Veitchia montgomeryana 'single'	18' O.A. HT. MIN., 6' C.T. MIN.
			SINGLE MONTGOMERY PALM	F.G.
4		21	Wodyetia bifurcata	14' O.A. HEIGHT, 6' C.T. MIN.
			FOXTAIL PALM	F.G.

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
SHRUBS AND GROUNDCOVERS			
AZ	56	Alpinia zerumbet 'Variegata'	24" HT. X 24" SPR. / 30" O.C.
		VARIEGATED GINGER	3 GAL.
CA	42	*Crinum augustum 'Queen Emma'	3' O.A. HT.
		PURPLE CRINUM LILY	7 GAL.
CE	1347	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CS	562	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
CV	90	Codieaum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
		RED - YELLOW CROTON	3 GAL.
DE	238	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	768	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
HL	205	*Hymenocallis latifolia	18" HT. X 18" SPR. / 24" O.C.
		SPIDER LILY	3 GAL.
IN	257	Ixora 'Nora Grant'	24" HT. X 24" SPR. / 24" O.C.
		IXORA	3 GAL.
JI	13	Jatropha integerrima	6' HT. X 4' SPR.
		JATROPHA TREE	15 GAL. , FULL
PL	259	Pentas lanceolata "New Look Pink"	12" HT. X 12" SPR. / 12" O.C.
		DWARF PENTAS	1 GAL.
PX	64	Philodendron xanadu	18" HT. X 15" SPR. / 18" O.C.
		DWARF PHILODENDRON	3 GAL.
RI	250	Rhaphiolepis indica	18" HT. X 18" SPR. / 24" O.C.
		INDIAN HAWTHORN	3 GAL.
SA	260	Schefflera arboricola	18" HT. X 18" SPR. / 18" O.C.
		GREEN SCHEFFLERA	3 GAL.
SV	544	Schefflera arboricola 'Trinette'	24" HT. X 24" SPR. / 24" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
SP	88	Spathoglottis plicata 'Grapette'	12" HT. X 12" SPR. / 18" O.C.
		GROUND ORCHID	1 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

WITKIN HULTS DESIGN GROUP
300 East Atlantic Avenue Delray Beach, FL 33483
phone: 954.923.8681 facsimile: 954.923.8689
www.witkindesign.com

Project:
Celebration Pointe North
Margate, Florida
CLUBHOUSE LANDSCAPE PLAN

Revisions:
1) 01.29.14 CITY COMMENTS

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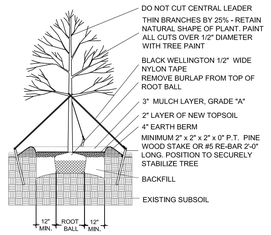
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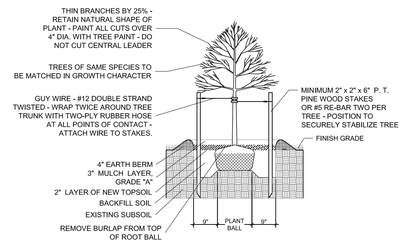
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Cad Id.: 2013-060

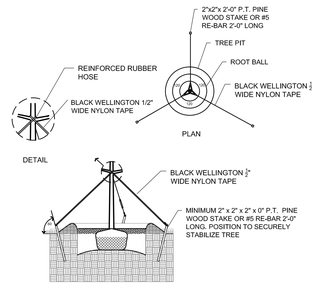
10-2013\Masters\Construction\Clubhouse 2013\060Site Plan Approved\CLA-2.2\Clubhouse landscape.dwg Jan 29, 2014



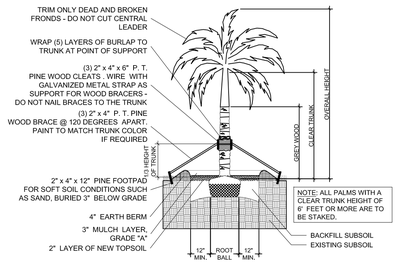
LARGE TREE PLANTING DETAIL



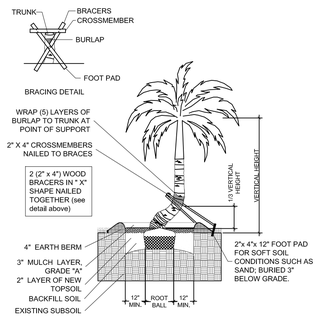
SMALL TREE PLANTING DETAIL



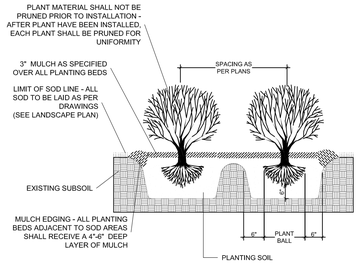
TYPICAL TREE GUYING DETAIL



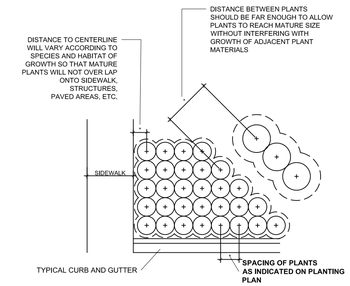
STRAIGHT TRUNK PALM PLANTING DETAIL



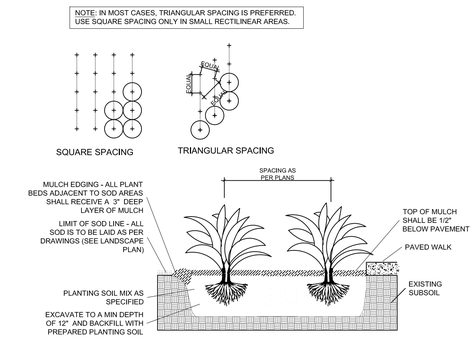
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS DESIGN
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Celebration Pointe North
Margate, Florida
LANDSCAPE DETAILS

Project:

Revisions:

Seal:

Lic. # LA0000889
Member; A.S.L.A.

Drawing: Landscape Details
Date: 7/11/2013
Scale: N.T.S.
Drawn by: JM
Sheet No.:

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Cad Id.: 2013-060

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