



City of Margate
DEVELOPMENT REVIEW COMMITTEE
Application for Site Plan

5790 Margate Blvd., Margate, FL 33063
954-972-6454

Submittal Date (official use):

07-13-15 A11:54 RCVD

Project Name		Celebration Pointe - phase 2
Address		2850 N State Road 7, Margate
Acreage	Folio Number	
14.26	484219350010	
Existing Use		multifamily - vacant
Legal Description		Phase 2 of Tract A of the Celebration Pointe Plat, PB 178, PG 68

DRC # 08-15-03

Paid: \$1,760.00

Describe proposal/request in detail, including non-residential square footage and/or number of dwelling units
Proposed 252 multifamily units with club house.

Agent/Contact Name		Jay Huebner, HSQ Group, Inc.
Address		1489 W. Palmetto Park Road, Suite 340, Boca Raton, FL 33486
Phone Number	Fax Number	
561-392-0221	561-392-6458	
Email Address		Jay@hsqgroup.net

Property Owner Name		Omar Fonte - Celebration Pointe South, LLC.
Address		12448 SW 127th Avenue, Miami, FL 33186
Phone Number	Fax Number	
305-969-2000	305-969-9916	
Email Address		omar.fonte@garco.net

OWNER'S AFFIDAVIT: I certify that I am the owner of record for the above referenced property and give authorization to file this petition. I understand that I, or a representative on my behalf, must be present at the DRC meeting. I further understand that my petition will be subject to the regulations of Chapter 16 ½ of the Margate City Code.

Property Owner's Signature

Date

08/15/15

manager, Celebration Pointe South LLC

Application submissions will be considered incomplete without all of the following required materials:

1. Completed DRC application form.
2. Application fee.
3. Survey of subject property depicting current conditions and that is no more than five years old.
4. Complete site plan set (see attached site plan checklist)
5. Letter of approval from Waste Management regarding any proposed dumpster enclosures.

NOTES:

1. 3 paper sets of back up material (1 original + 2 copies) and 1 compact disc in pdf format must be submitted to the Department of Economic Development by appropriate deadline with a completed application form and the required fee. Late submissions are subject to the Expedited Review Fee.
2. The applicant, or a representative, must be present in order for a submission to be reviewed by the committee.
3. All required forms/materials must be typewritten or printed neatly. Illegible documents will not be accepted.
4. Large (24" x 36") surveys and/or plans must be folded into quarters, and then in half with the application visible.

DRC APPLICATION FEE(S):

1. Non-residential site plan: \$500 + \$1 per 25sqft of new construction
2. Residential site plan: \$500 + \$5 per dwelling unit

$\$5 \times 252 = \$1,260.00$

3. Amended site plan: \$250
4. Expedited review: fees doubled

City of Margate
*** CUSTOMER RECEIPT ***

Batch ID: CONEILL 7/06/15 00 Receipt no: 145046

Type	SvcCd	Description	Qty	Amount
ER		ECDV SITE PLAN RESIDENTIAL	1.00	\$1260.00
CELEBRATION POINTE SOUTH, LLC				
12448 SW 127TH AVE				
MIAMI, FL 33186-6596				
RE:RESIDENTIAL UNIT SITE PLAN				
PAYMENT				
JAY HUEBNER, HSQ GROUP, INC.				
561-392-0221				

Tender detail

CK Ref#:	1000	\$1260.00
Total tendered:		\$1260.00
Total payment:		\$1260.00

Trans date: 7/13/15 Time: 11:58:07

HAVE A GREAT DAY!

City of Margate
*** CUSTOMER RECEIPT ***

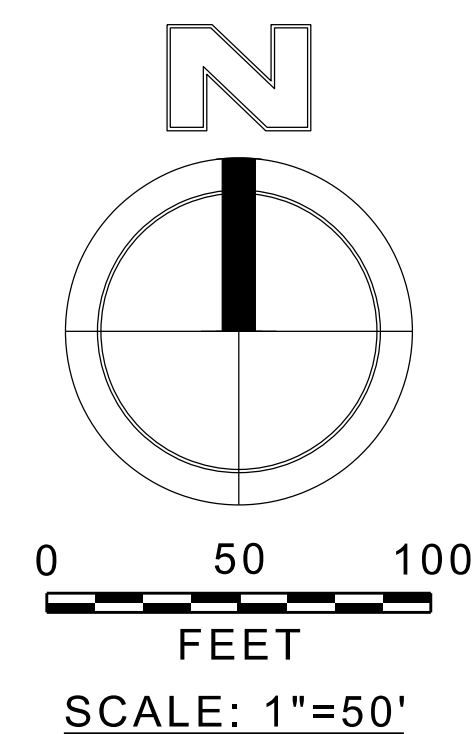
Batch ID: CONEILL 7/27/15 00 Receipt no: 151129

Type	SvcCd	Description	Amount
EL		ECDV SITE PLAN NON RESID.	
	Qty	1.00	\$500.00
CELEBRATION POINTE SOUTH, LLC			
12448 SW 127TH AVE			
MIAMI, FL 33186-6596			
RE: SITE PLAN			
ADDITIONAL FEE FOR APPLICATION			
305-969-2000			

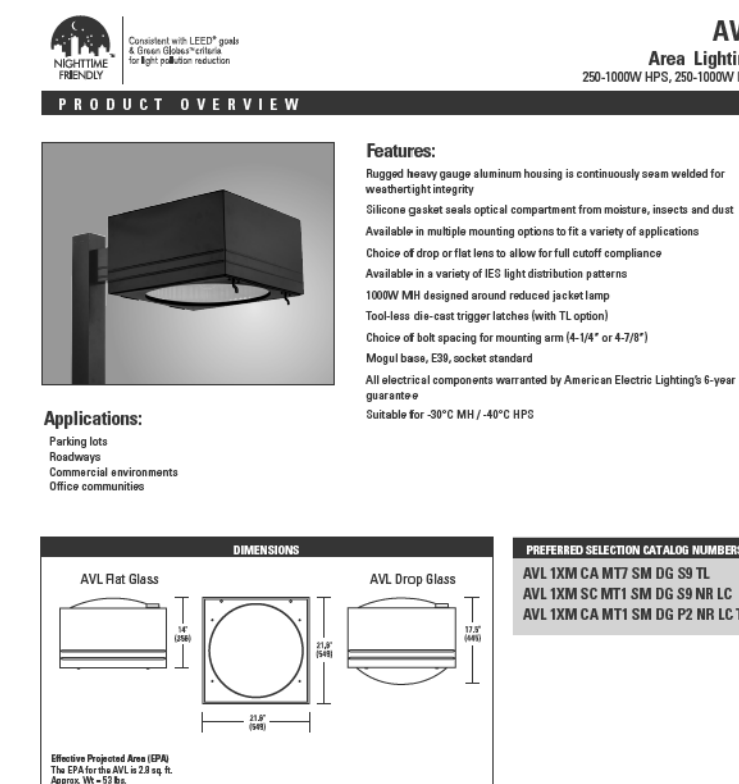
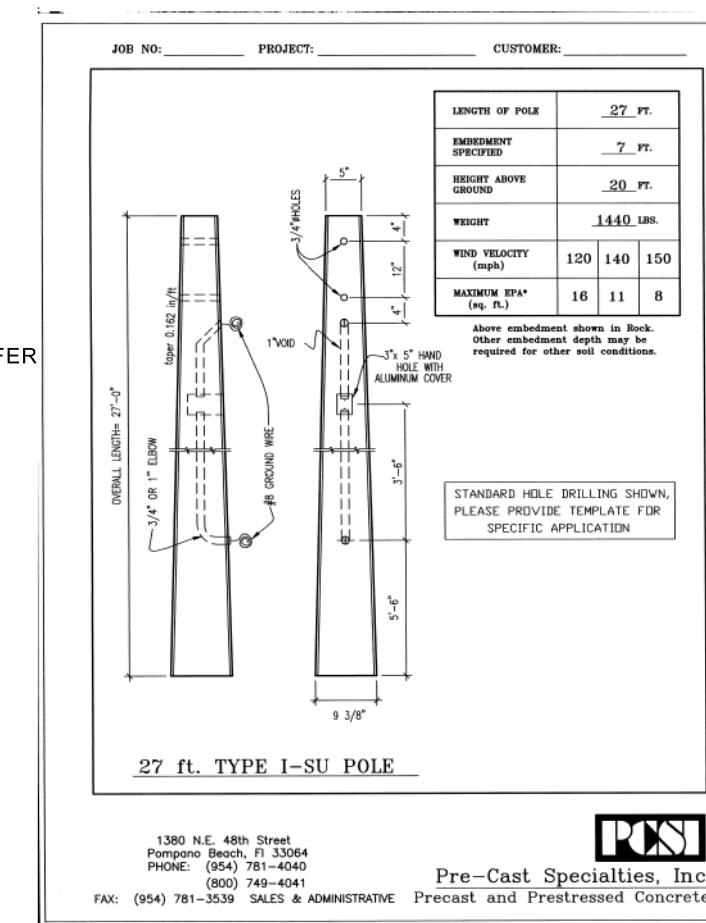
Tender detail
CK Ref#: 1008 \$500.00
Total tendered: \$500.00
Total payment: \$500.00

Trans date: 7/27/15 Time: 8:51:40

HAVE A GREAT DAY!



RESIDENTIAL CONDO
TRACK "A"
CORAL GATE SECTION 3
(P.B. 98, PG. 23, B.C.R.)



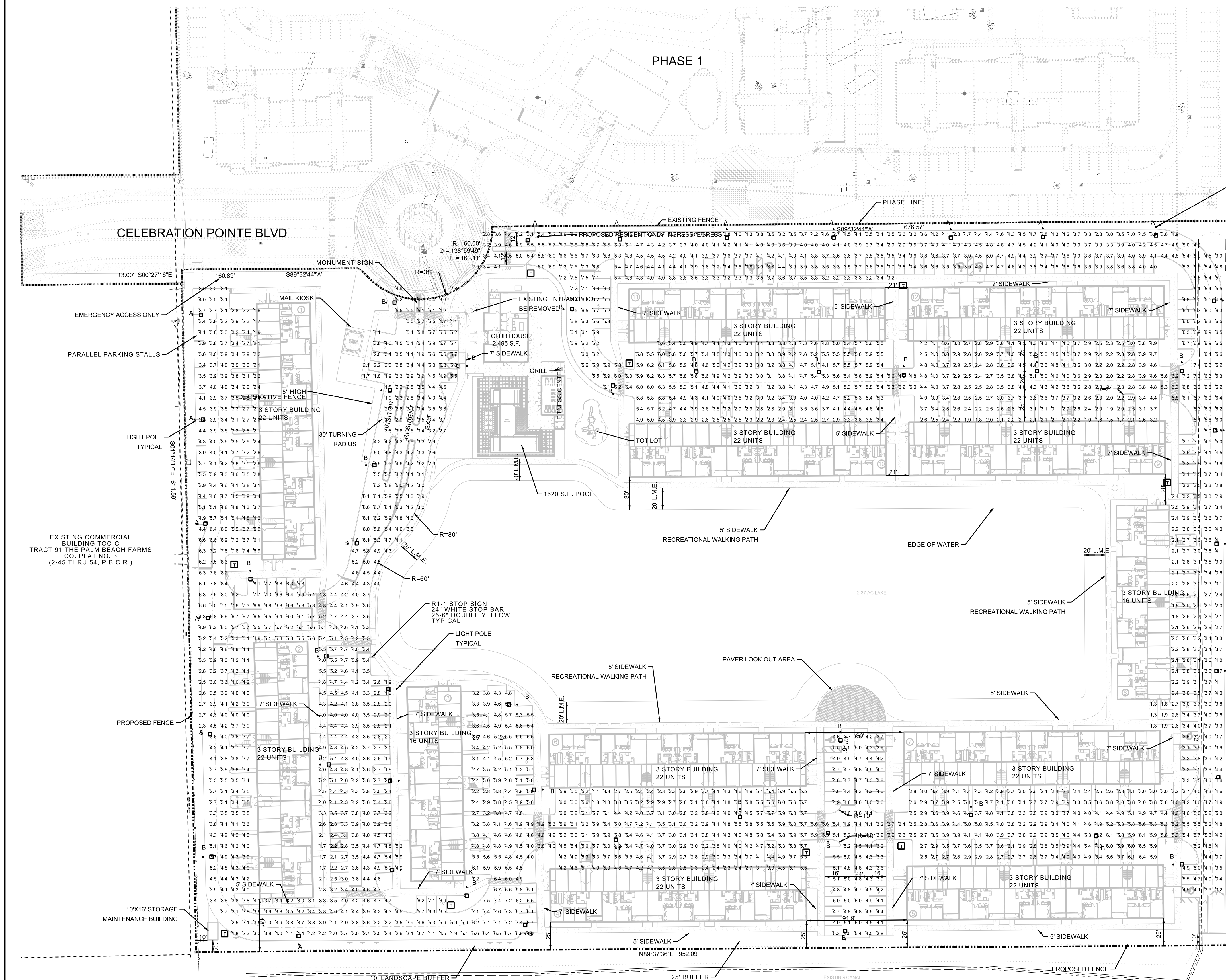
LIGHT POLE DETAIL

LIGHT FIXTURE DETAIL

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	18	AVL 1XM AM FG HS BK	SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD, MOUNTED 30° AFG.	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE UP POSITION.	1000M4SYF LHS.lss	110000	0.72	1080
	B	28	AVL 1XM SM FG	SQUARE AREA LIGHT, SYMMETRIC DISTRIBUTION, FLAT LENS, MOUNTED 30° AFG.	ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE UP POSITION.	AEL9418.lss	110000	0.72	1080

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	4.2 fc	8.4 fc	1.3 fc	6.5:1	3.2:1
Calc Zone #4	+	3.9 fc	5.4 fc	2.5 fc	2.2:1	1.6:1

1. Please Contact: Giovanni A. Perez at Contemporary Lighting Sales
305-592-3262 or (GAP0210@GMAIL.COM)
For procurement of the specified lighting equipment.



Plan View
COMMERCIAL BUILDINGS
TOC

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 6/15
 Drawn by: JLS Date: 6/15
 Checked by: JH Date: 6/15



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

CELEBRATION POINTE SOUTH

PHOTOMETRIC PLAN

SCALE:	1" = 50'
PROJECT NUMBER	1305-26
SHEET NUMBER:	SP-1

Date: 7/11/2015
Approved by: JAY HUEBNER, P.E.
Registered Engineer No: 54615
State of Florida

z:\projects\2015\1502-15 greenacres nissan\drawings\site plan\150215-fire.dwg	7/11/2015
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PROJECT NUMBER
1305-26

SHEET NUMBER
CS-1

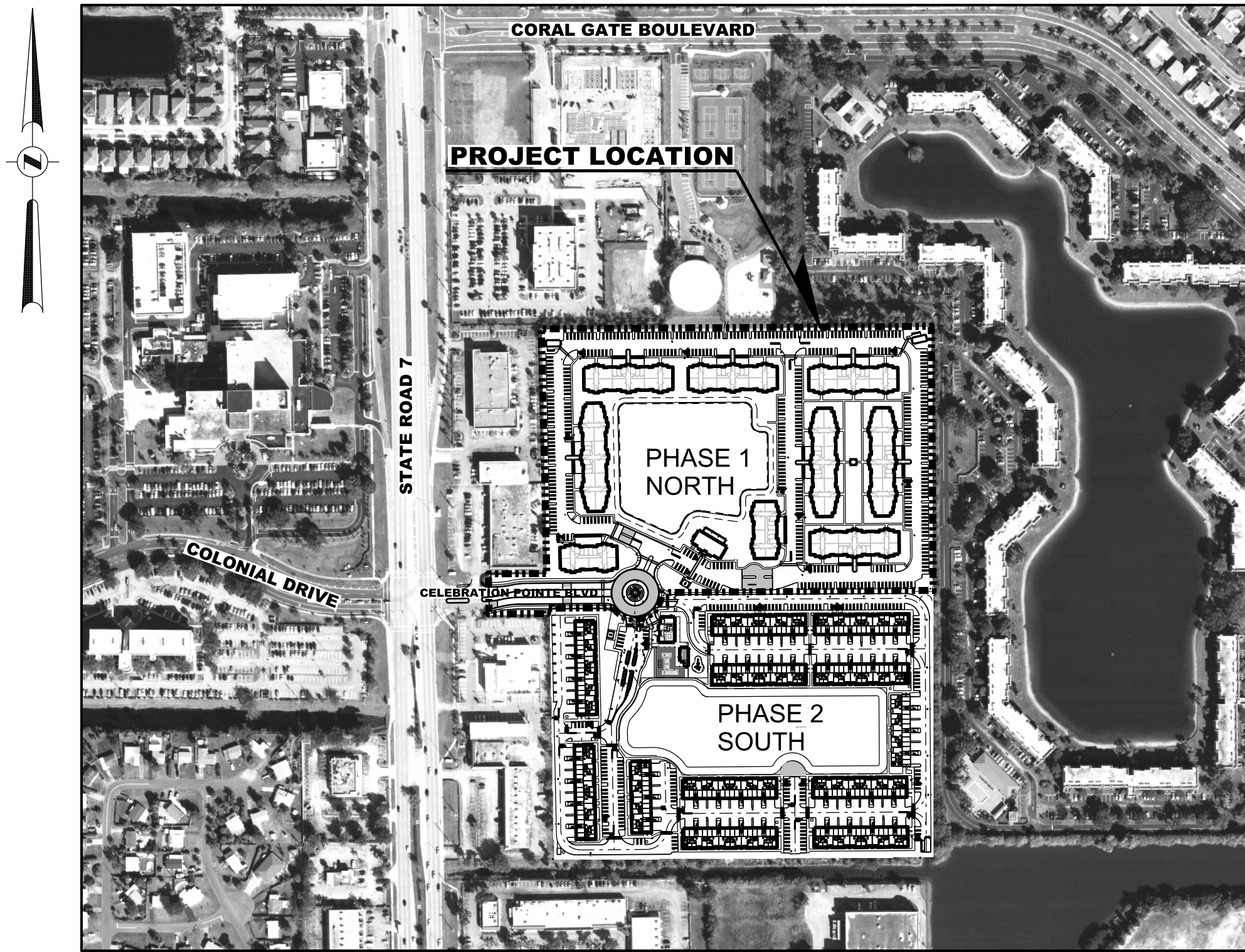
CELEBRATION POINTE SOUTH

CITY OF MARGATE, BROWARD COUNTY, FLORIDA

CELEBRATION POINTE SOUTH, LLC

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
SP-1	SITE PLAN
S-1	BOUNDARY SURVEY
CE-1	CONCEPTUAL ENGINEERING PLAN
CE-2	CONCEPTUAL ENGINEERING DETAILS
CE-3	CONCEPTUAL ENGINEERING DETAILS
SP1.01	SCHEMATIC SITE PLAN
SP1.02	SITE AMENITIES PLANS AND ELEVATIONS
SP1.03	SITE AMENITIES COMPACTOR
SP1.04	SITE ENTRY MONUMENT SIGN
A1.01	BUILDING TYPE I GROUND & SECOND FLOOR PLAN
A1.02	BUILDING TYPE I THIRD & ROOF PLAN
A1.03	BUILDING TYPE II GROUND & SECOND FLOOR PLAN
A1.04	BUILDING TYPE II THIRD & ROOF PLAN
A1.05	CLUBHOUSE FLOOR PLAN
A1.06	CLUBHOUSE ROOF PLAN
A2.01	BUILDING TYPE I - EXTERIOR ELEVATIONS
A2.02	BUILDING TYPE II - EXTERIOR ELEVATIONS
A2.03	CLUB HOUSE ELEVATIONS
A2.04	CLUB HOUSE ELEVATIONS
A3.01	TYPICAL MODEL A-1 & B-1 FLOOR PLAN
A3.02	TYPICAL MODEL C-1 FLOOR PLAN
A3.03	TYPICAL MODEL D-2 AND D-3 FLOOR PLAN
A3.04	TYPICAL MODEL E-2 AND E-3 FLOOR PLAN
INDEX	LANDSCAPE INDEX SHEET
L-1	OVERALL LANDSCAPE PLAN
L-2	OVERALL LANDSCAPE PLAN
L-3	OVERALL LANDSCAPE PLAN
L-4	OVERALL LANDSCAPE PLAN
L-5	TYPICAL BUILDINGS
L-6	ENTRY PLAN
L-7	CLUBHOUSE PLAN
L-8	LANDSCAPE DETAILS
PH-1	SITE PHOTOMETRIC PLAN AND DETAILS



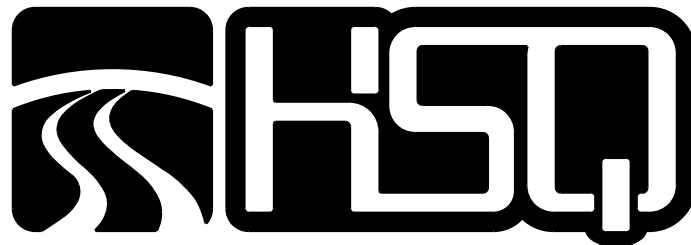
LOCATION MAP

SCALE: 1" = 300'
SECTION 19 / TOWNSHIP 48 S / RANGE 42 E

SITE PLAN

DEVELOPMENT INFORMATION

1. THIS DEVELOPMENT KNOWN AS CELEBRATION POINTE SOUTH WILL CONSIST OF 252 RESIDENTIAL MULTIFAMILY UNITS WITHIN A 14.26 ACRE SITE



HSQ GROUP, INC.

Engineers · Planners · Surveyors

1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 · 561.392.0221
CA26258 · LB7924

OWNER/DEVELOPER:

CELEBRATION POINTE SOUTH, 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):

SOUTH PORTION (PHASE II)

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:

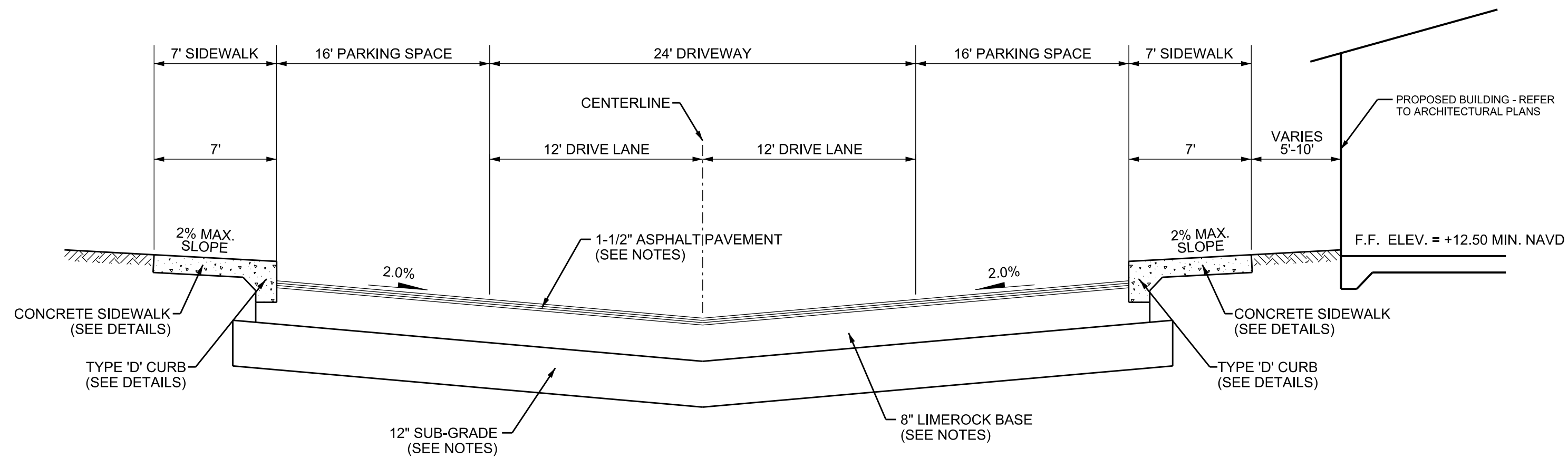
COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 658.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF 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 THREE (3) COURSES: SOUTH 01°14'17" EAST A DISTANCE OF 611.59 FEET; THENCE NORTH 89°37'36" EAST A DISTANCE OF 952.09 FEET; THENCE NORTH 00°24'15" WEST, A DISTANCE OF 662.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE CROSS ACCESS EASEMENT CREATED PURSUANT TO THAT DECLARATION OF COVENANTS AND RESTRICTIONS FOR CELEBRATION POINTE, RECORDED DECEMBER 9, 2013 IN OFFICIAL RECORDS BOOK 50391, PAGE 903, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

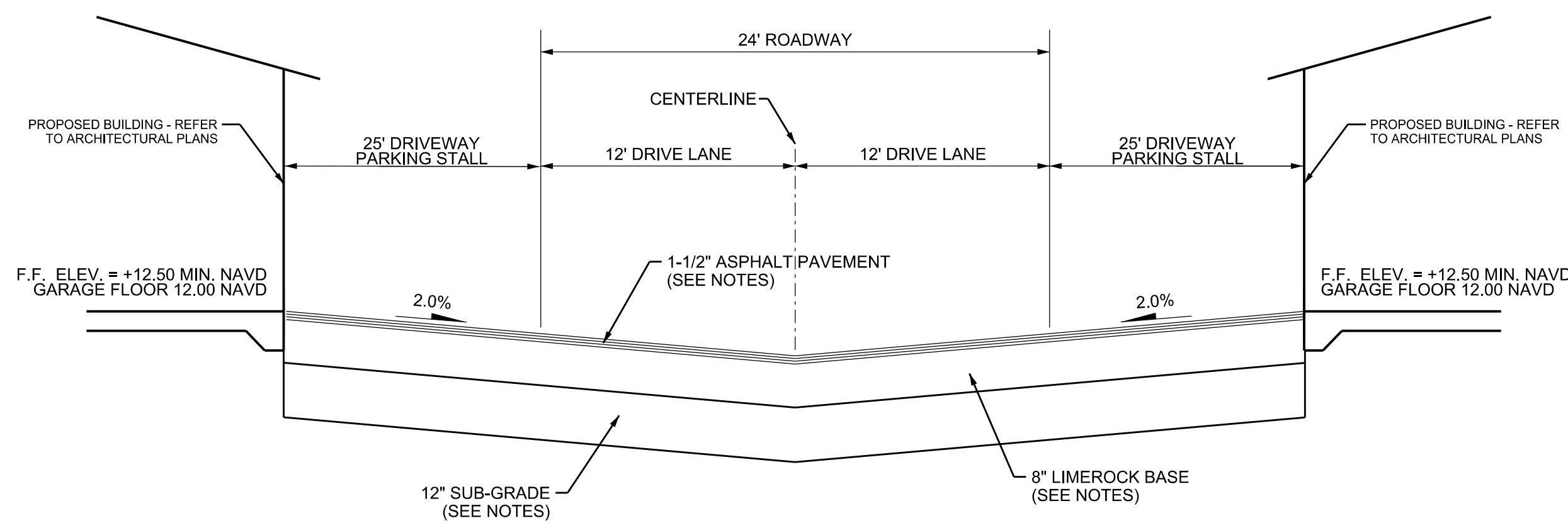
SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.



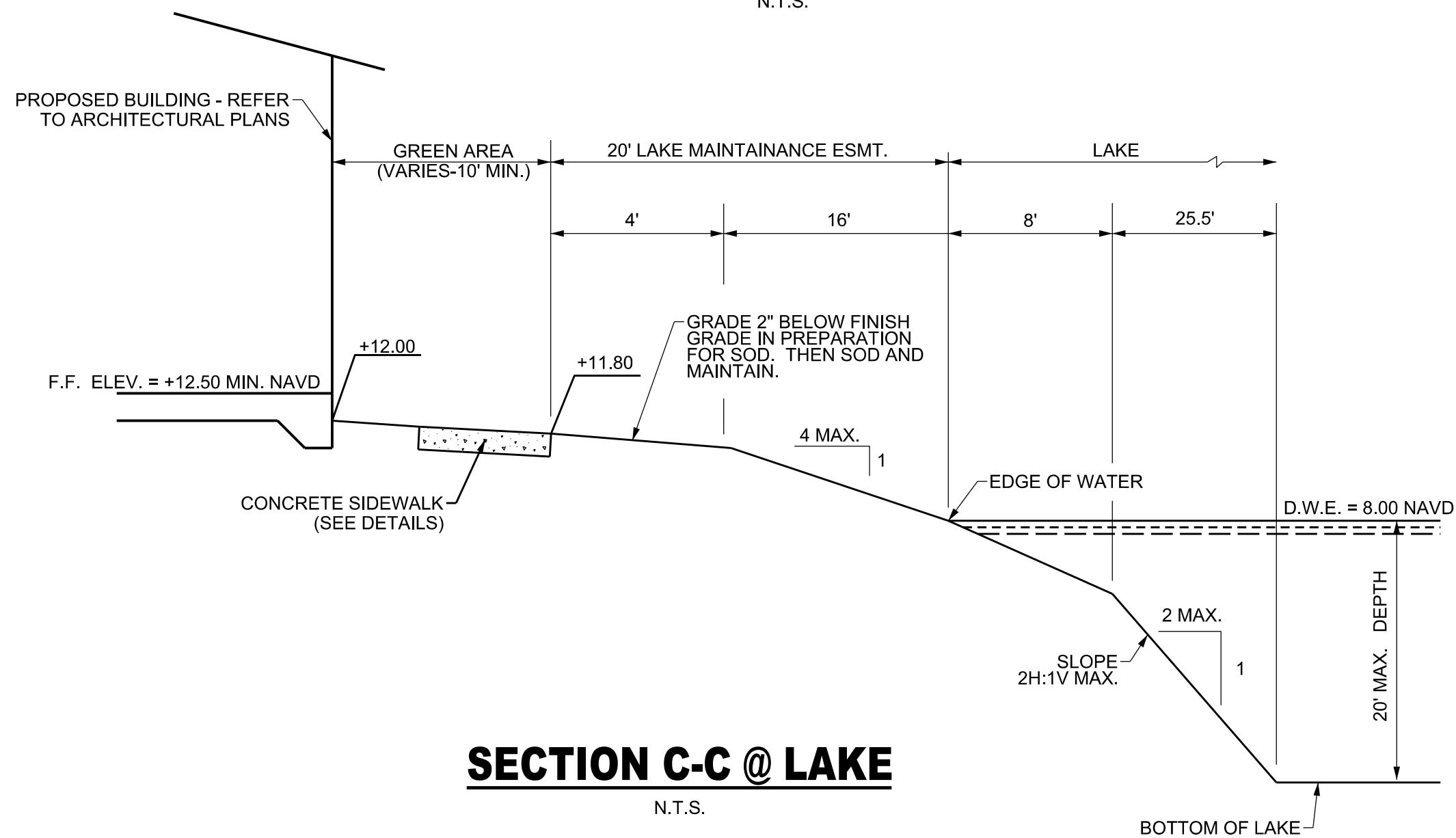
Date: 7/10/2015	Seal
Approved by: JAY HUEBNER	
Registered Engineer Number: 54615	
State of Florida	



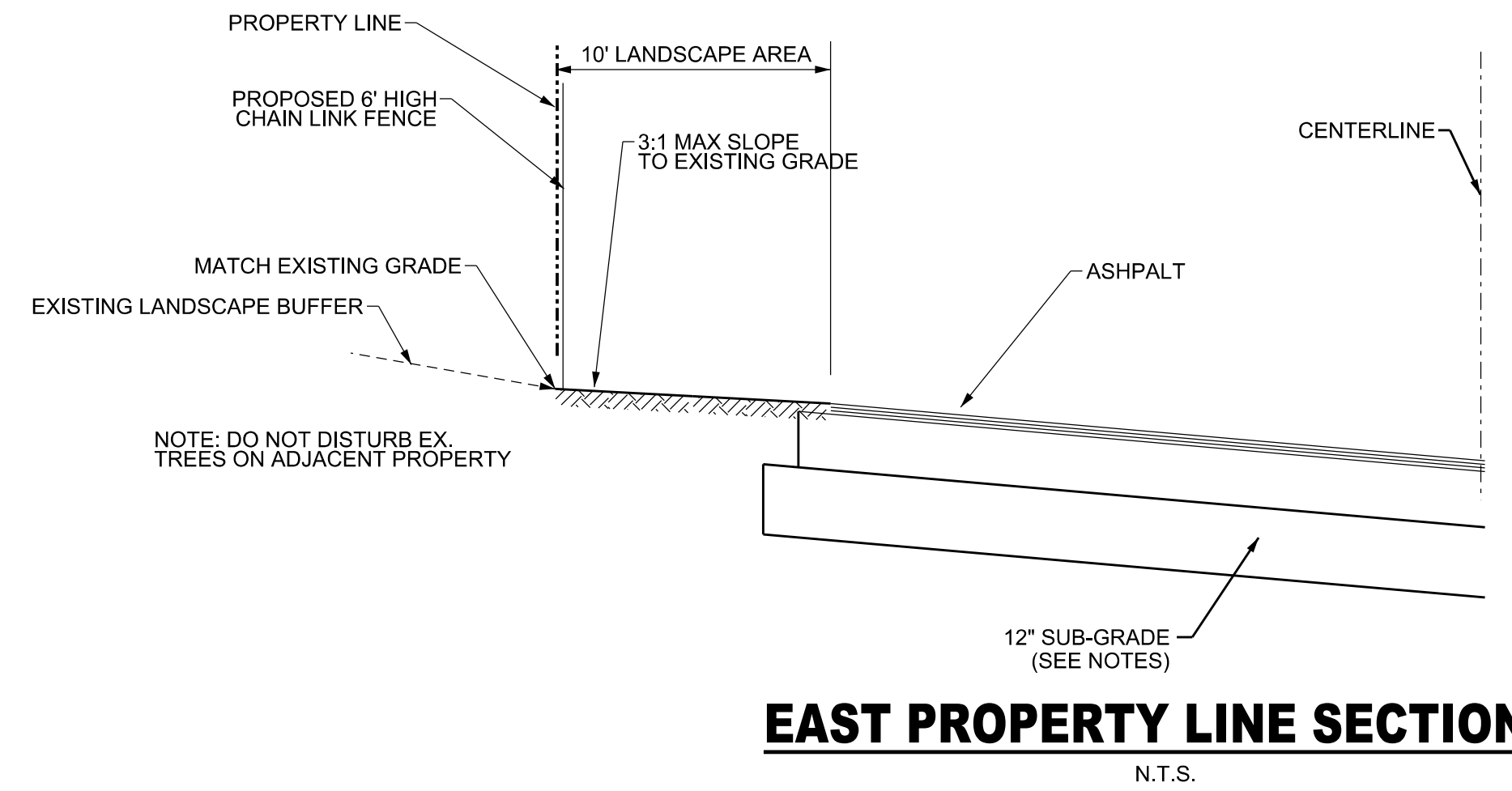
SECTION A-A @ PARKING
N.T.S.



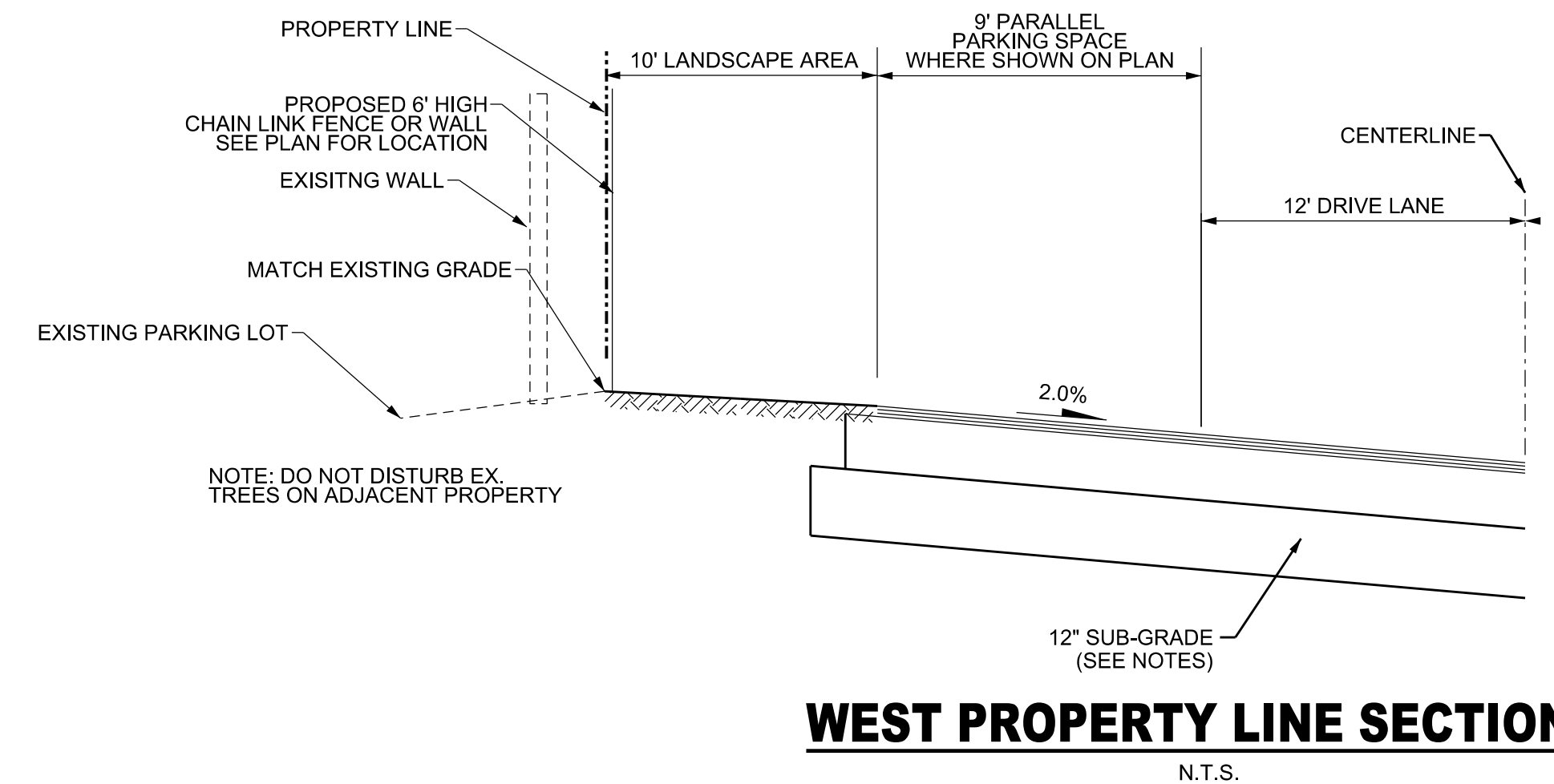
SECTION A-A @ PARKING
N.T.S.



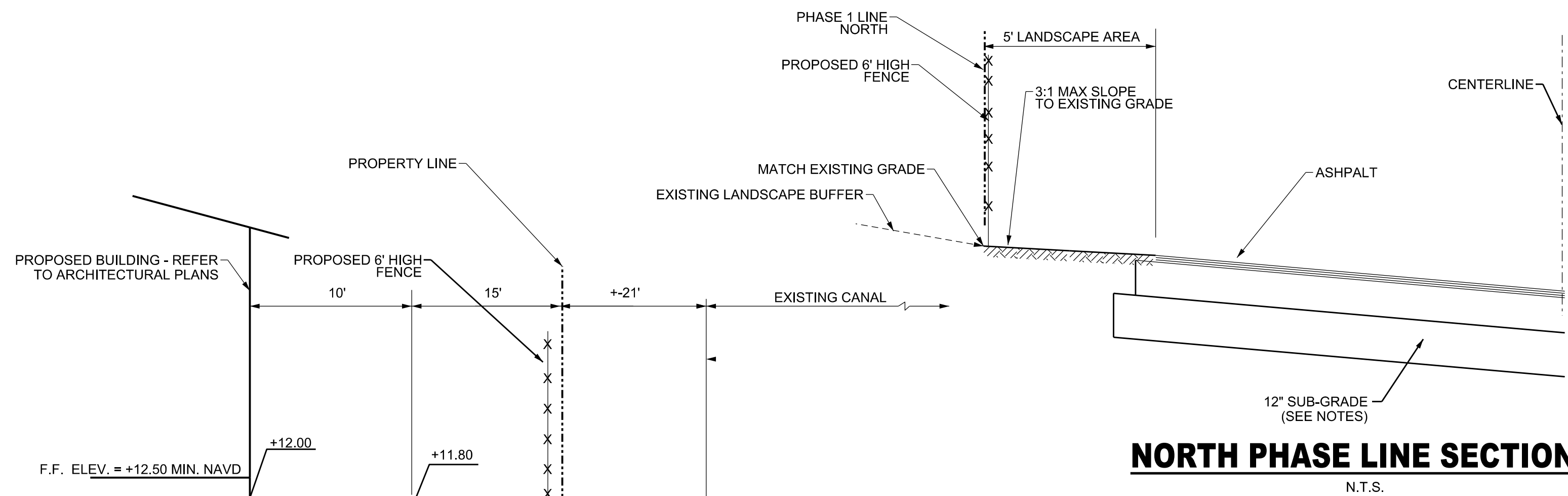
SECTION C-C @ LAKE
N.T.S.



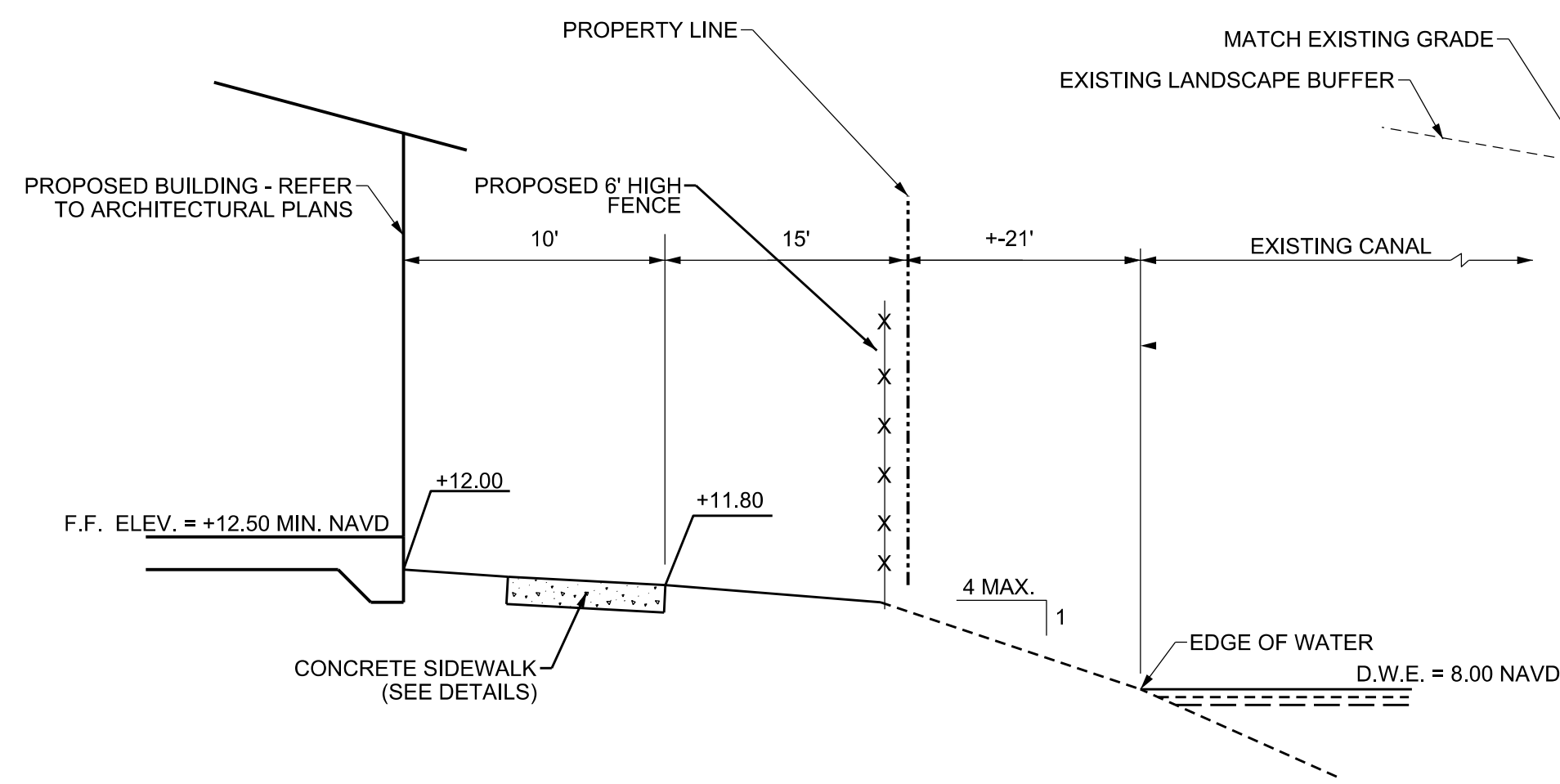
EAST PROPERTY LINE SECTION
N.T.S.



WEST PROPERTY LINE SECTION
N.T.S.



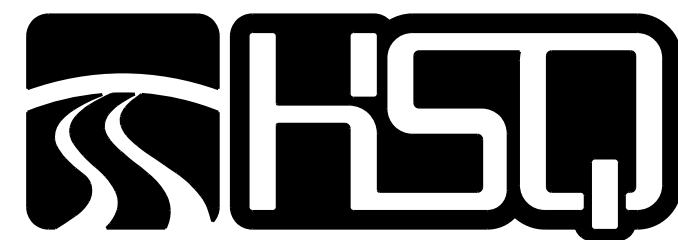
NORTH PHASE LINE SECTION
N.T.S.



SOUTH PROPERTY LINE SECTION
N.T.S.

NO.	DATE	BY	REVISION

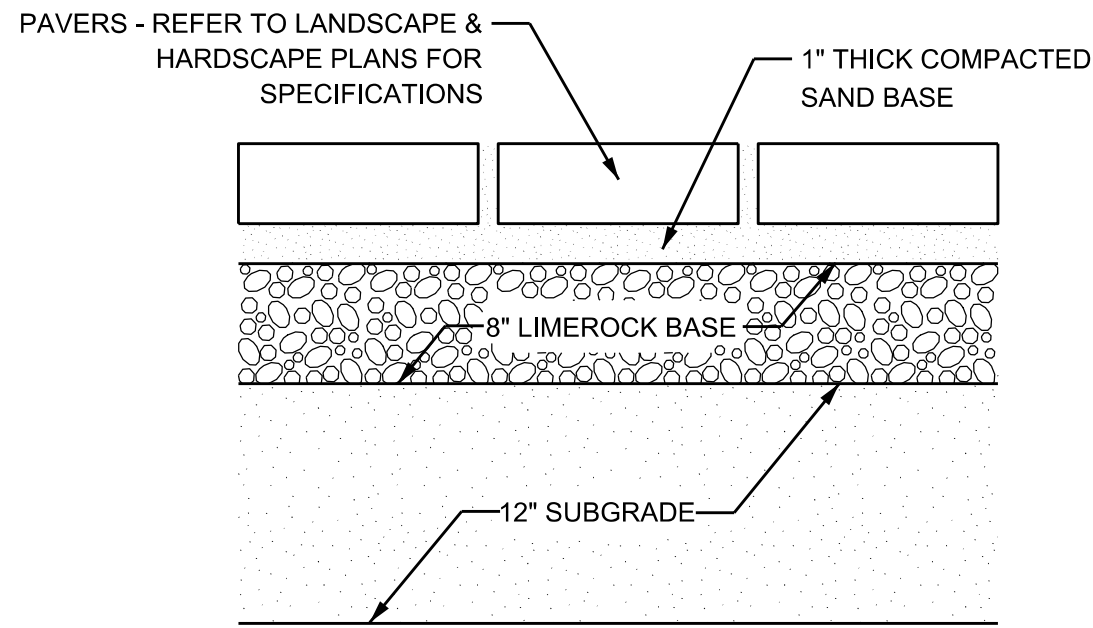
Designed by: J.H.	Date: 7/15	Approved by: JAY HUEBNER	Date: 7/11/2015
Drawn by: R.W.	Date: 7/15		
Checked by: N.S.	Date: 7/15	Registered Engineer Number 54615	State of Florida



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Boca Raton, Florida 33486 · 561.392.0221
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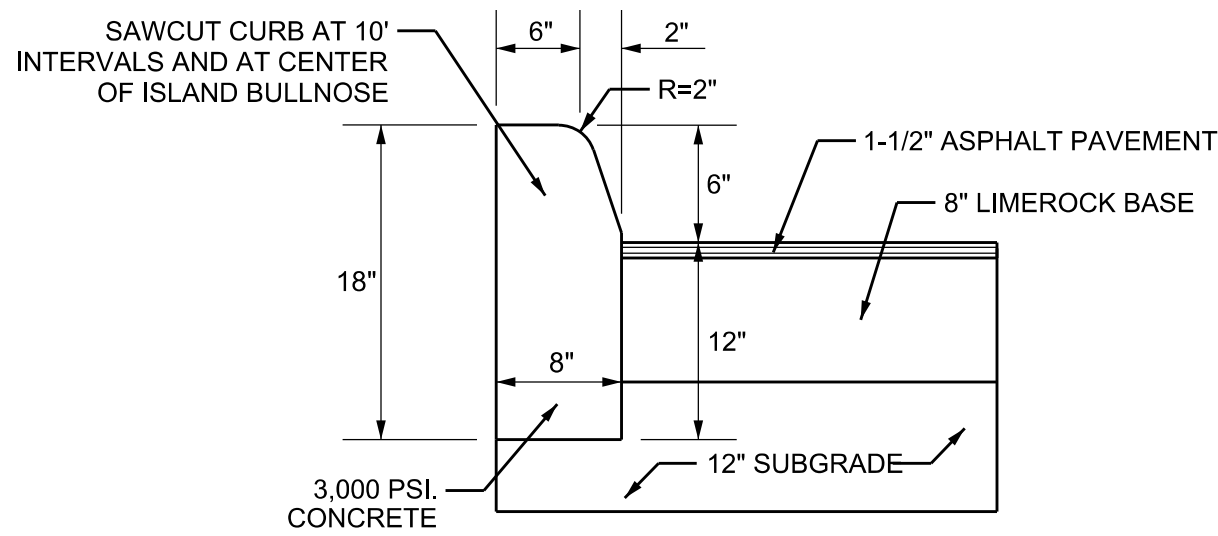
CELEBRATION POINTE SOUTH
CONCEPTUAL ENGINEERING DETAILS

PROJECT NUMBER	1305-26
SHEET NUMBER	CE-2



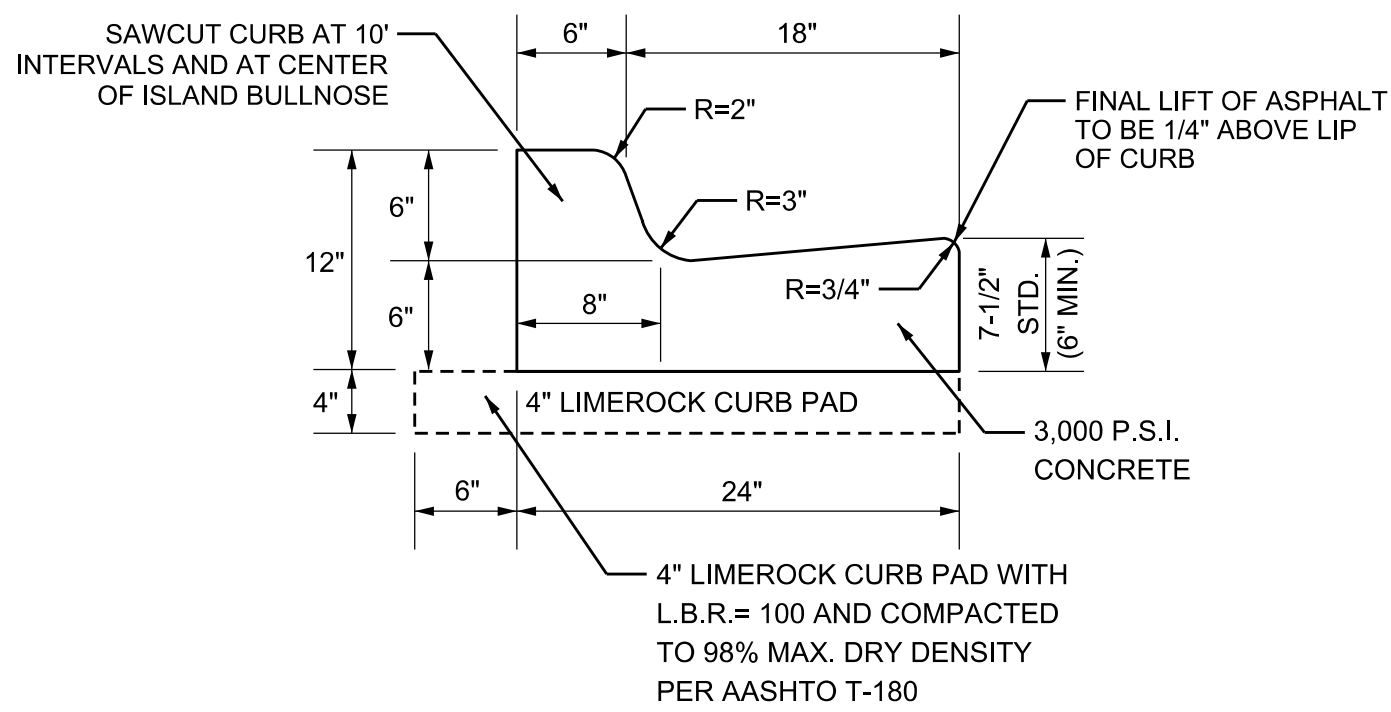
PAVER DETAIL (PAVEMENT AREAS)

N.T.S.



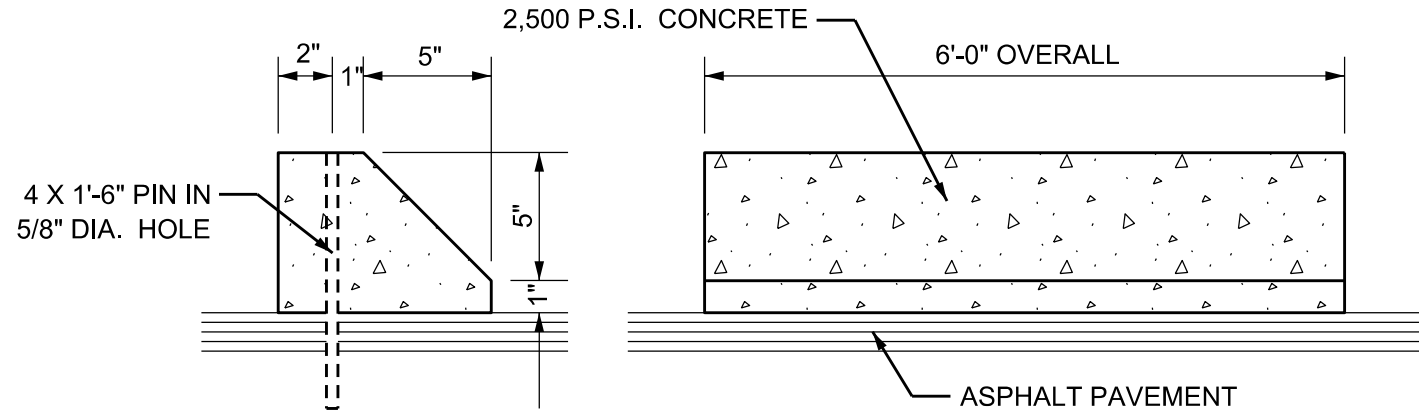
TYPE "D" CONCRETE CURB DETAIL

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



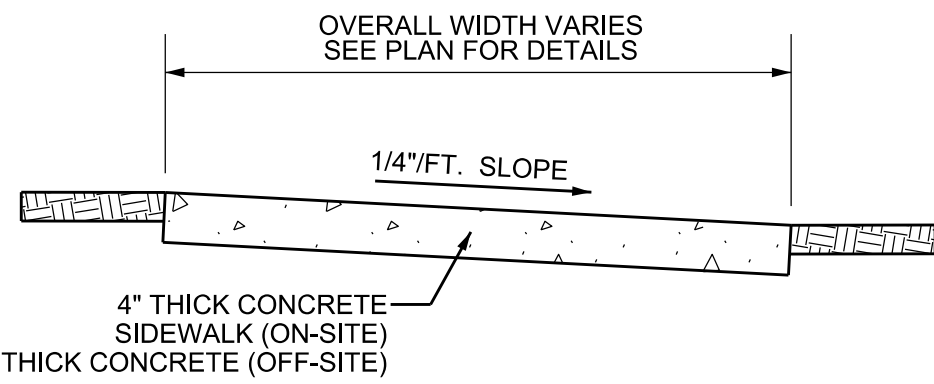
TYPE "F" CURB & GUTTER DETAIL

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



CONCRETE WHEEL STOP DETAIL

N.T.S.

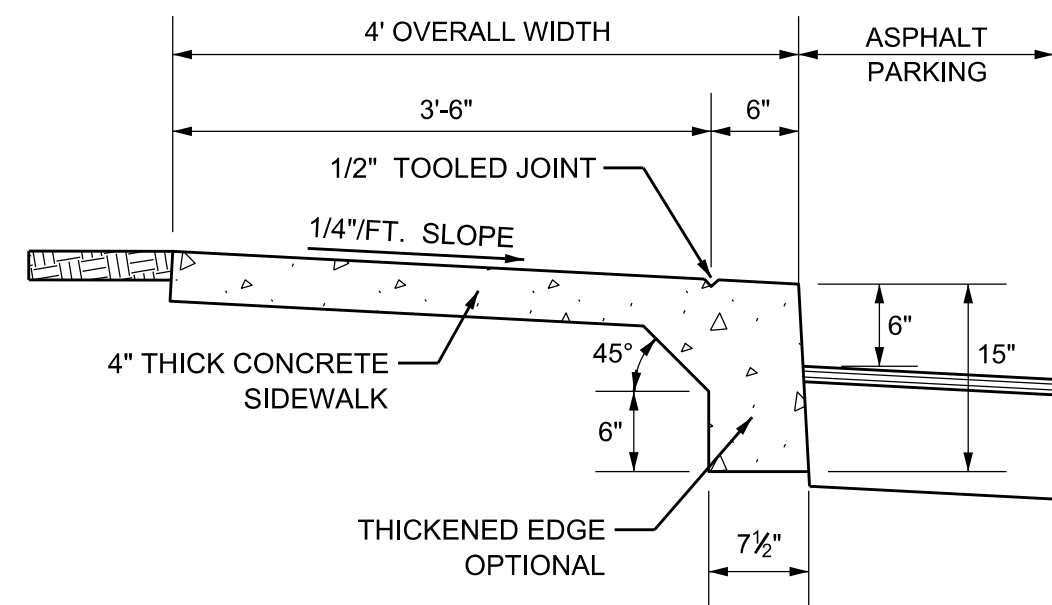


NOTES

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.



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

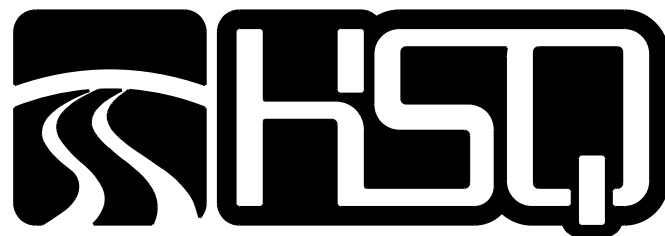
1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1 1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM 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 SQUARE 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, REFERENCE 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.

NO.	DATE	BY	REVISION

Designed by: J.H. Date: 7/15
Drawn by: R.W. Date: 7/15
Checked by: N.S. Date: 7/15

Approved by: JAY HUEBNER Date: 7/11/2015

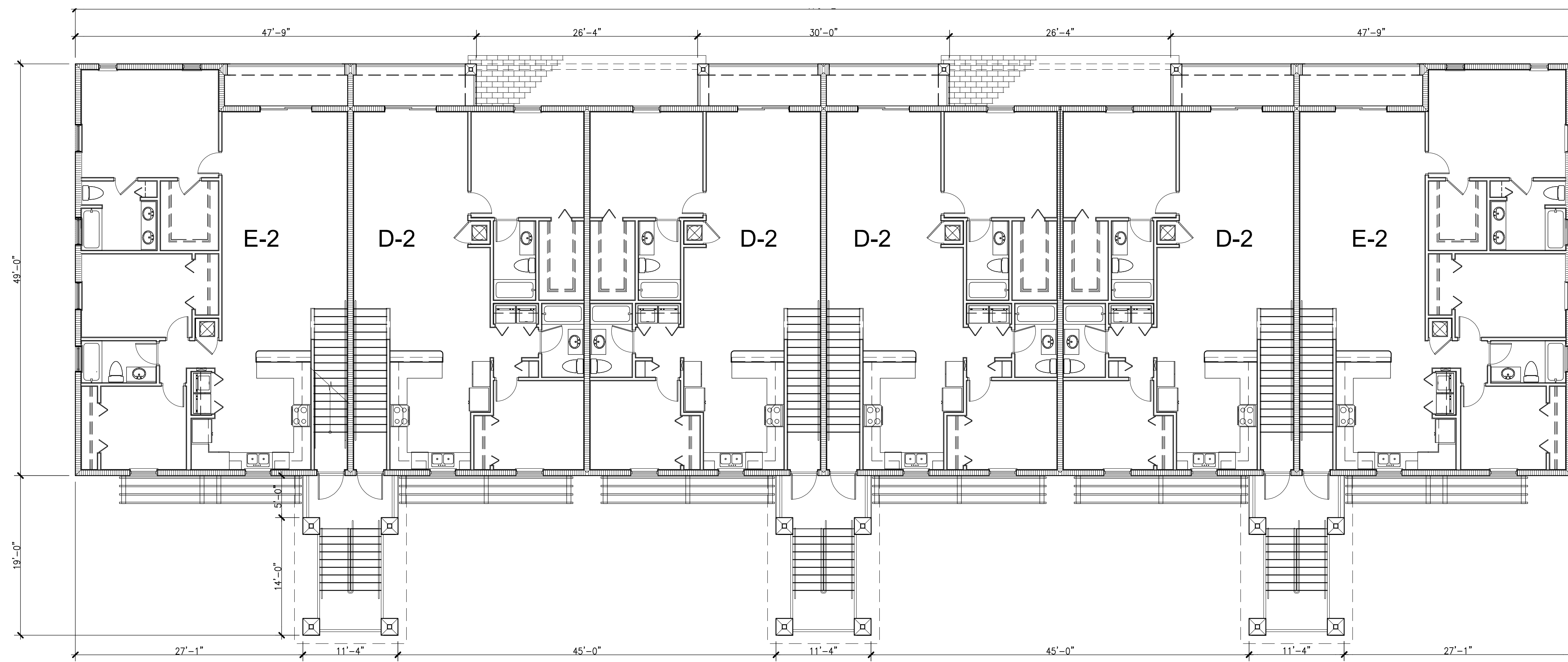
Registered Engineer Number 54615
State of Florida



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1489 West Palmetto Park Road, Suite 340
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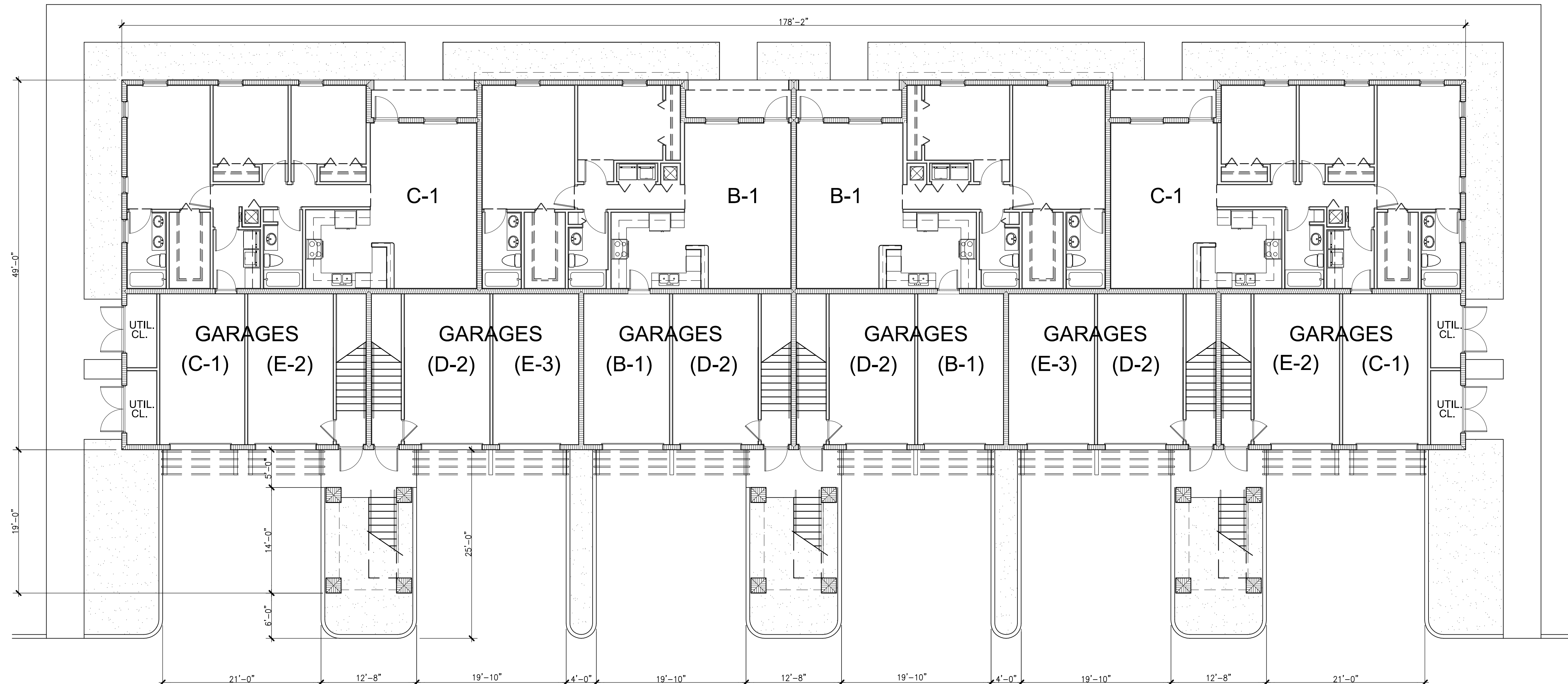
CELEBRATION POINTE SOUTH
CONCEPTUAL ENGINEERING DETAILS

PROJECT NUMBER
1305-26
SHEET NUMBER
CE-3



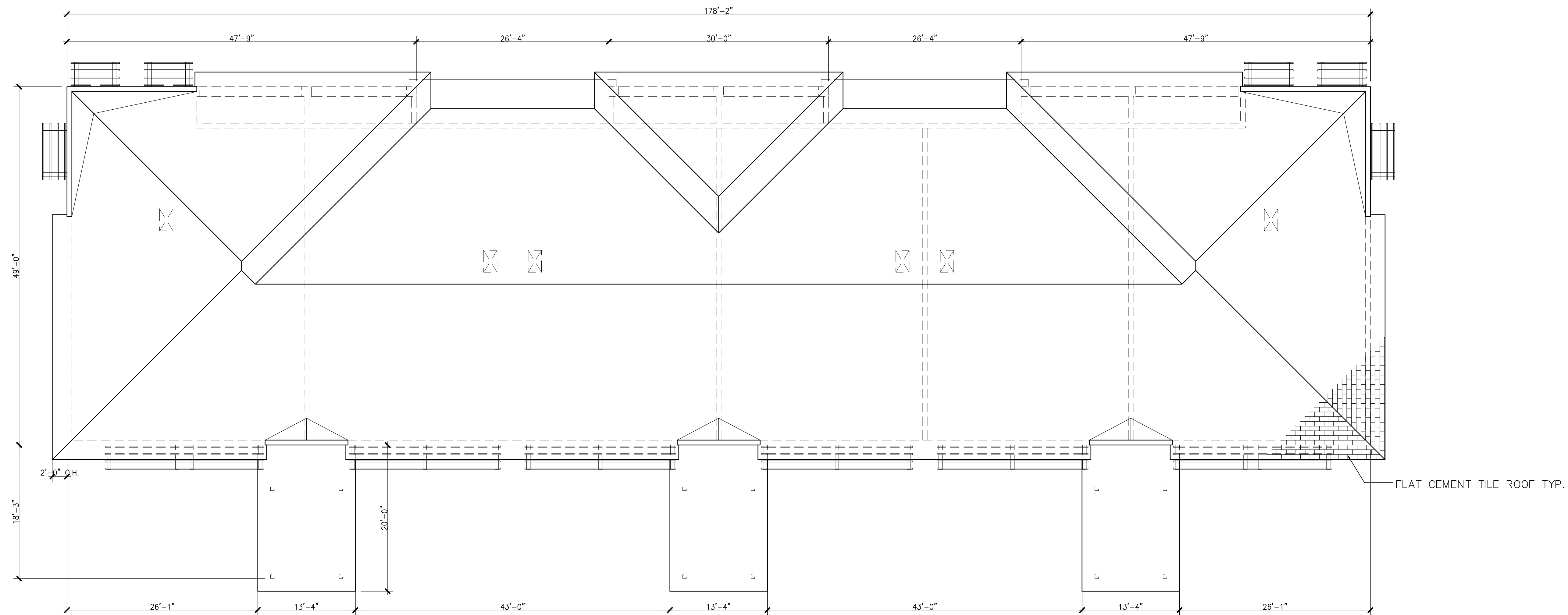
BUILDING TYPE-I SECOND FLOOR PLAN

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



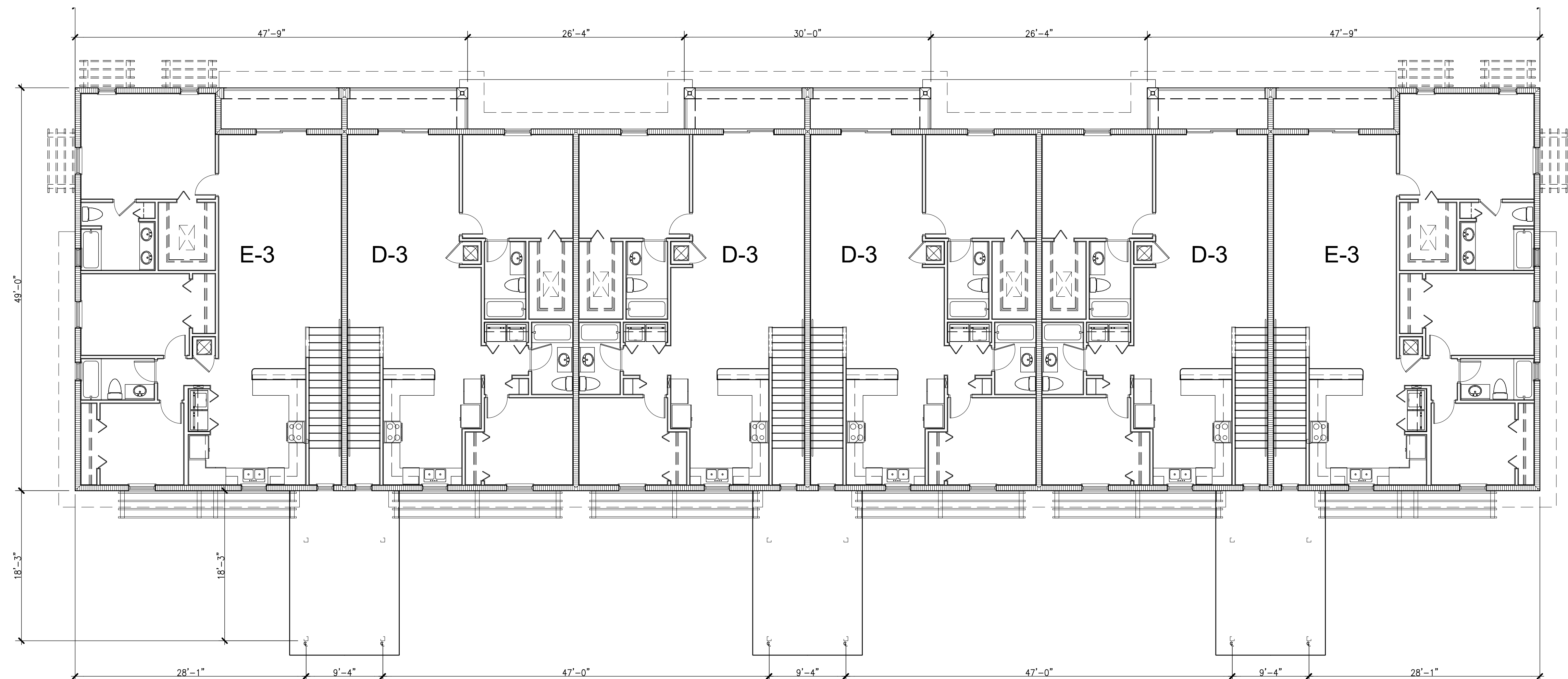
BUILDING TYPE-I GROUND FLOOR PLAN

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



BUILDING TYPE-I ROOF PLAN

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



BUILDING TYPE-I THIRD FLOOR PLAN

SCALE: 1/8"=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

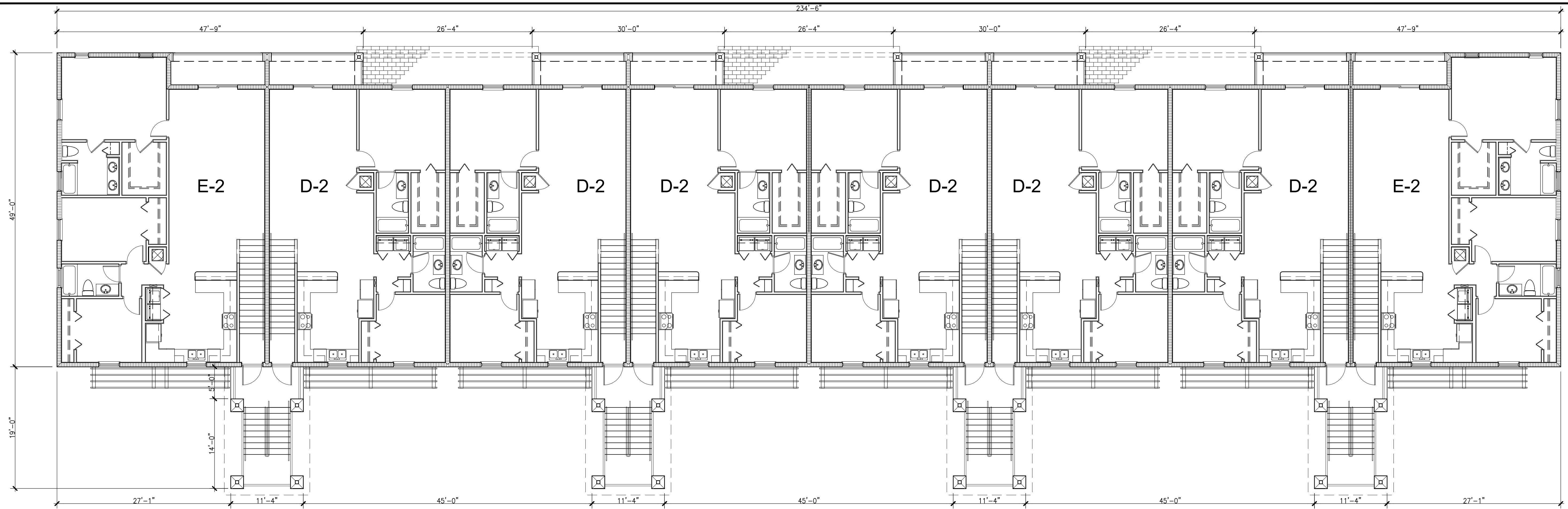
DRAWING: BUILDING TYPE-I 3rd FLOOR & ROOF PLANS
PROJECT: CELEBRATION POINTE SOUTH
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	7-08-2015
JOB No.:	1504

△	DATE:	REVISION:

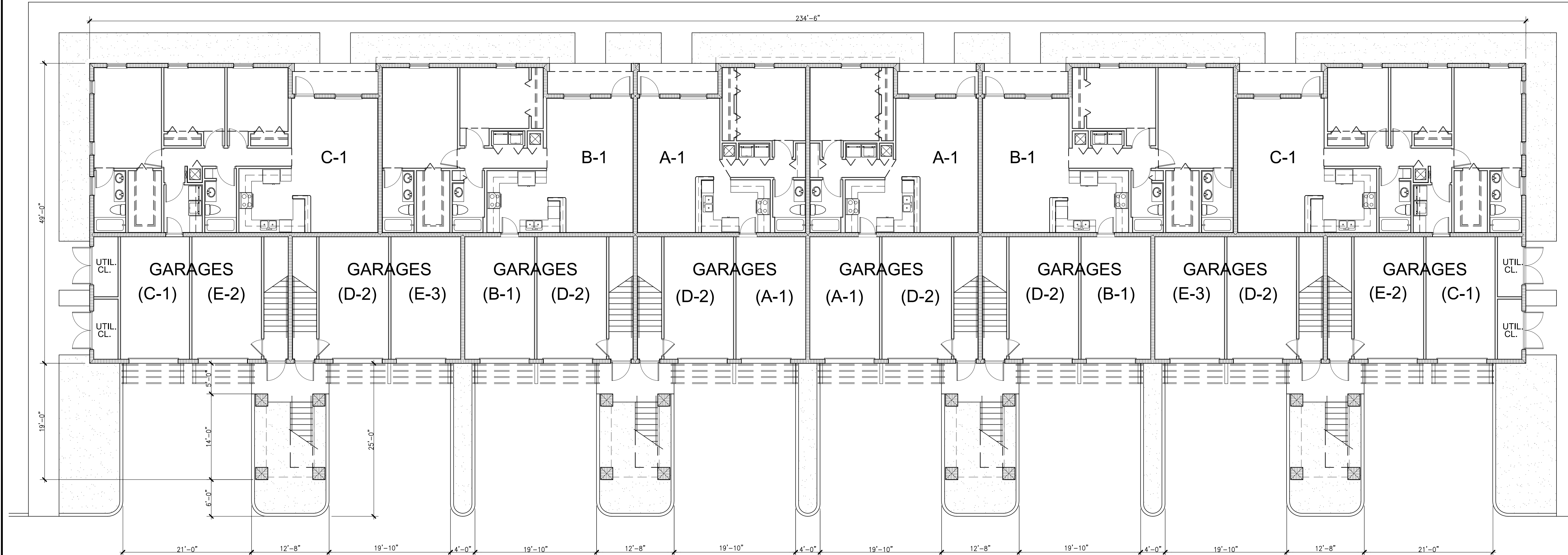
SHEET No.: A1.02 OF:

FILE NAME: A1.02-CP.DWG



BUILDING TYPE-II SECOND FLOOR PLAN

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



BUILDING TYPE-II GROUND FLOOR PLAN

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



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EUGENIO PALENZUELA
AR-0016210

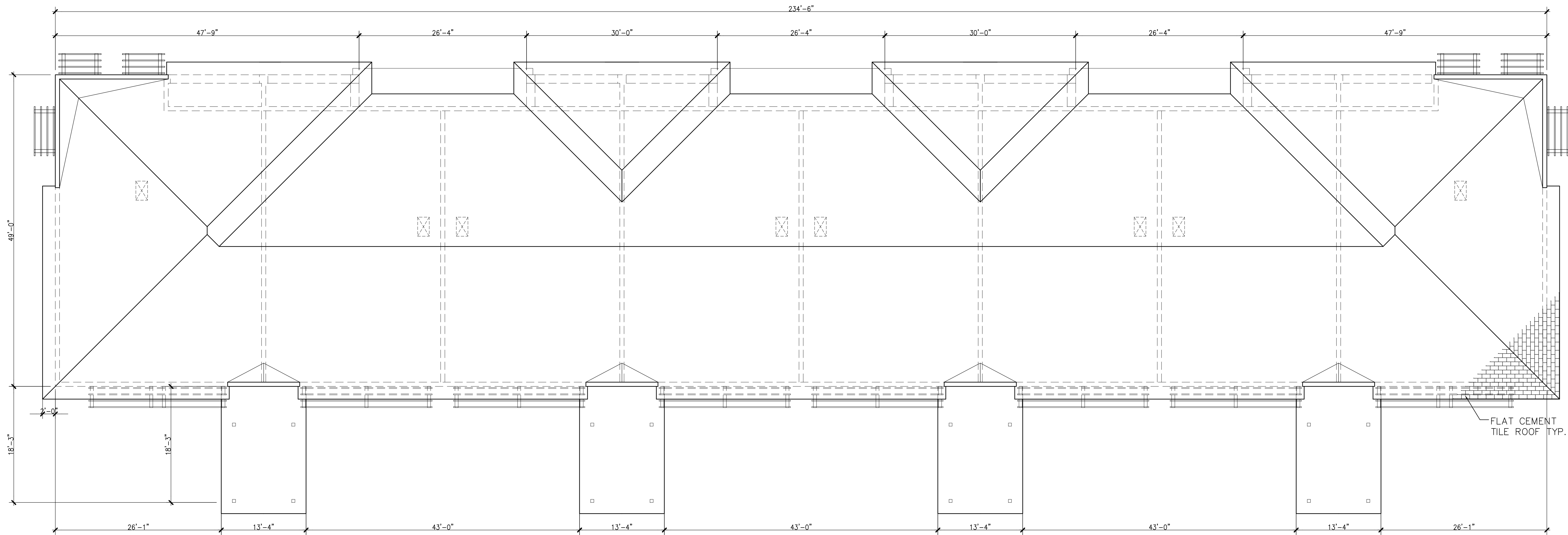
CONSULTANT

DRAWING: BUILDING TYPE-II GROUND & 2nd FLOOR PLANS
PROJECT: CELEBRATION POINTE SOUTH
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, 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: 7-08-2015
JOB No.: 1504

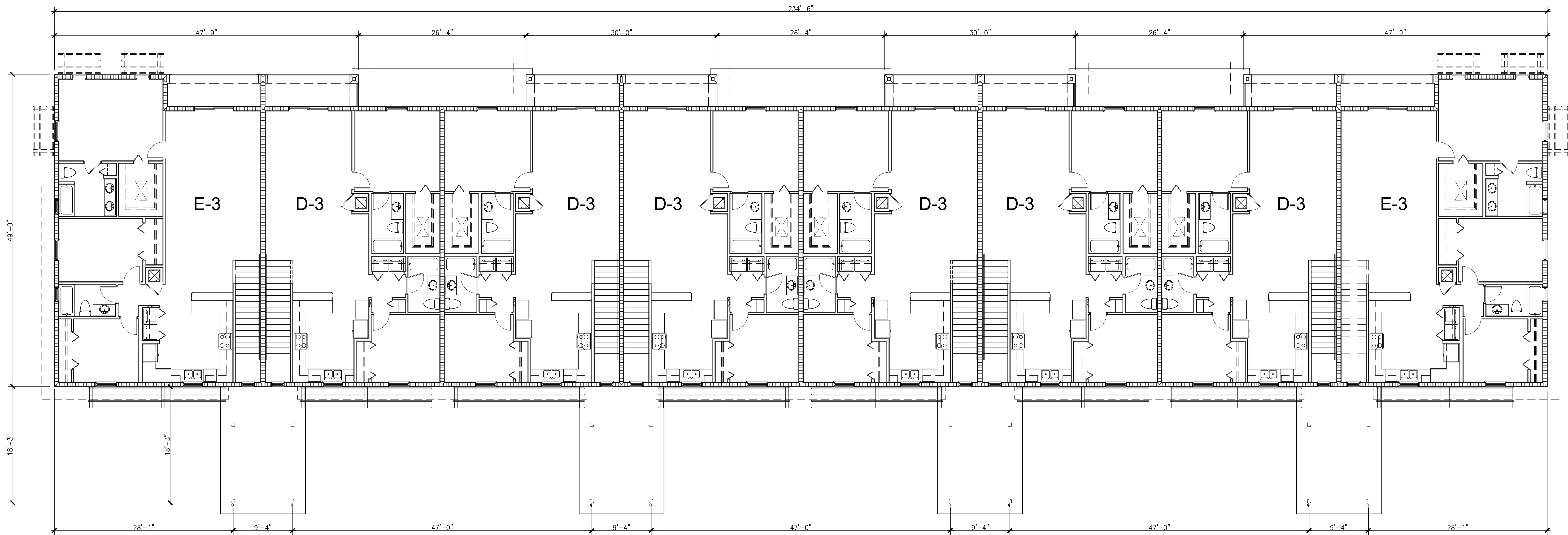
△	DATE:	REVISION:

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



BUILDING TYPE-II ROOF PLAN

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



BUILDING TYPE-II THIRD FLOOR PLAN

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


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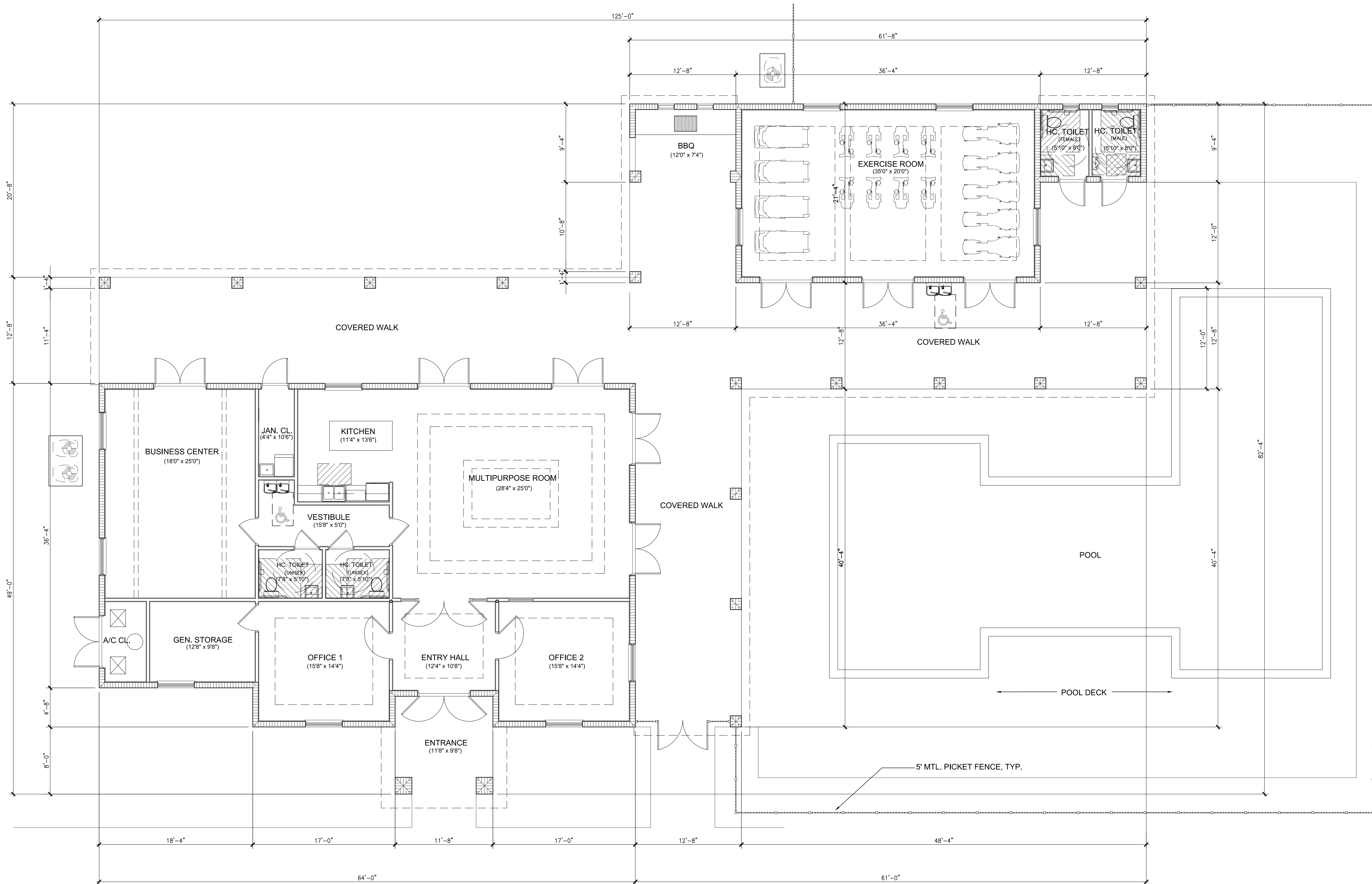
CONSULTANT

DRAWING: **BUILDING TYPE-II 3rd FLOOR & ROOF PLANS**
PROJECT: **CELEBRATION POINTE SOUTH**
MARGATE, FLORIDA
For **CELEBRATION POINTE SOUTH, LLC**
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

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SHEET No.: **A1.04** OF:
FILE NAME: A1.04-CP.DWG



CLUB HOUSE FLOOR PLAN

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



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CLUB HOUSE FLOOR PLAN

CELEBRATION POINTE SOUTH

MARGATE, FLORIDA

For CELEBRATION POINTE SOUTH, LLC

12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DRAWING:

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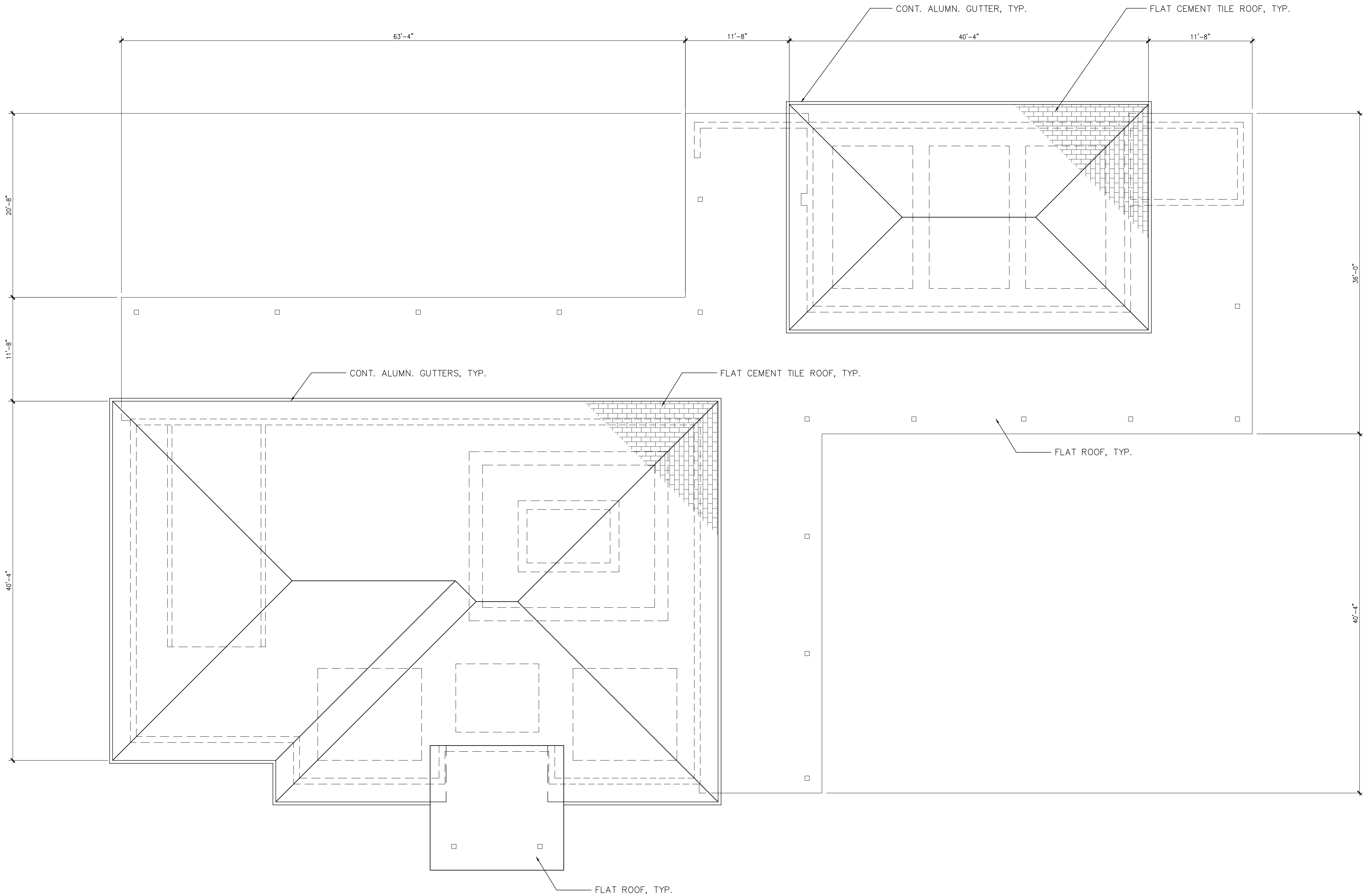
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SHEET No.:

OF:

A1.05

FILE NAME: A1.05-CP.DWG



CLUB HOUSE ROOF PLAN

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



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EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING:
PROJECT:

CLUB HOUSE ROOF PLAN
CELEBRATION POINTE SOUTH
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, 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
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JOB No.:	1504

△	DATE:	REVISION:

SHEET No.:
A1.06

OF:
FILE NAME: A1.06-CP.DWG



BUILDING TYPE I - FRONT ELEVATION

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



BUILDING TYPE I - LEFT SIDE ELEVATION

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



BUILDING TYPE I - RIGHT SIDE ELEVATION

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



BUILDING TYPE I - REAR ELEVATION

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



BUILDING TYPE II - FRONT ELEVATION

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



BUILDING TYPE II - LEFT SIDE ELEVATION

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



BUILDING TYPE II - RIGHT SIDE ELEVATION

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



BUILDING TYPE II - REAR ELEVATION

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

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SEAL

EUGENIO PALENZUELA
AR-0016210

CONSULTANT

DRAWING: **BUILDING TYPE II - EXTERIOR ELEVATIONS**

PROJECT: **CELEBRATION POINTE SOUTH**
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, 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

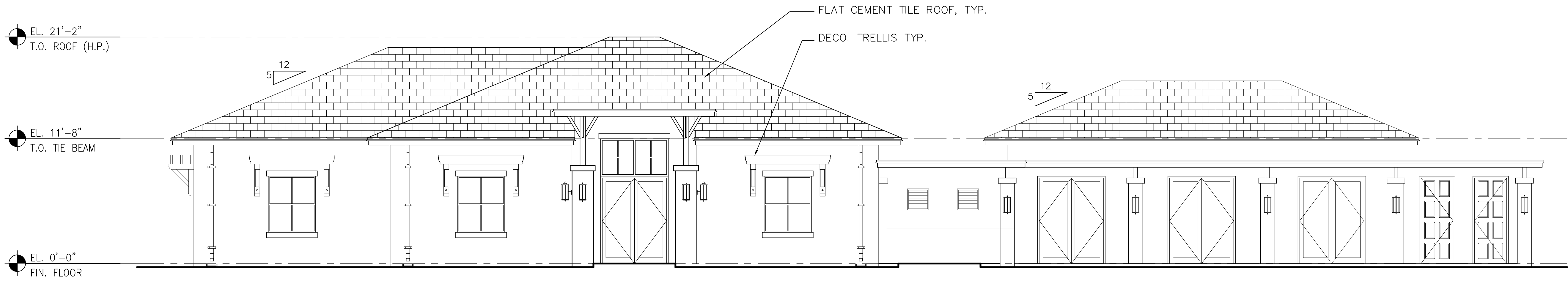
DATE: 7-08-2015

JOB No.: 1504

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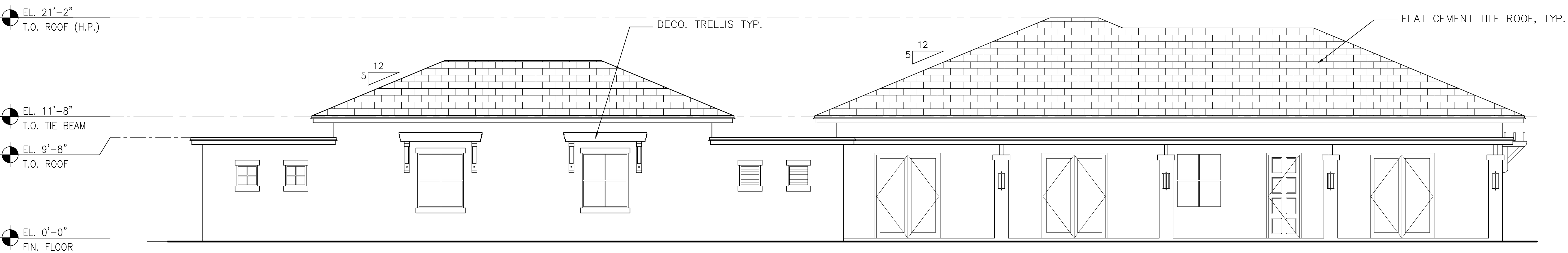
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FILE NAME: A2.02-CP.DWG



CLUB HOUSE FRONT ELEVATION

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



CLUB HOUSE REAR ELEVATION

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



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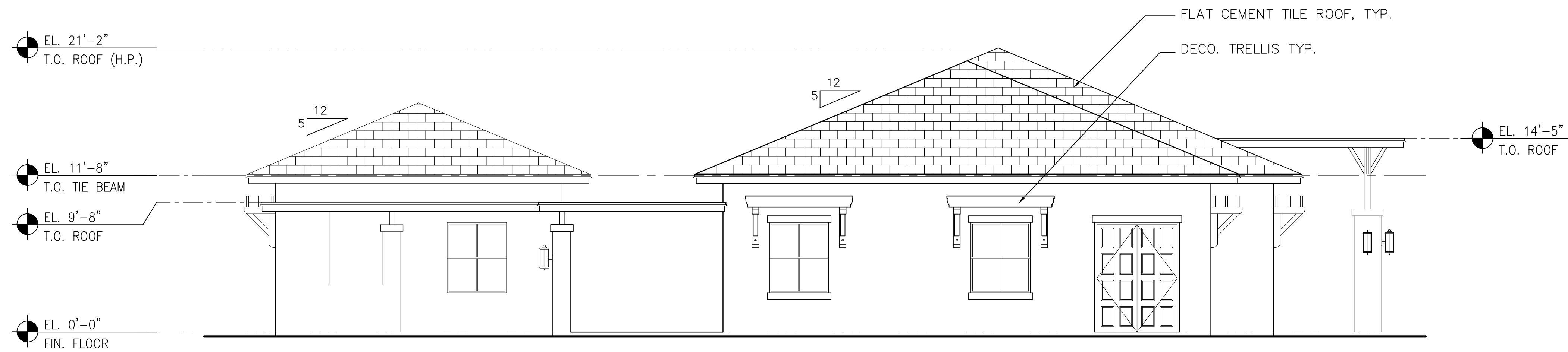
CONSULTANT

CLUB HOUSE ELEVATIONS
CELEBRATION POINTE SOUTH
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DESIGNED BY: E.P./A.M.H.
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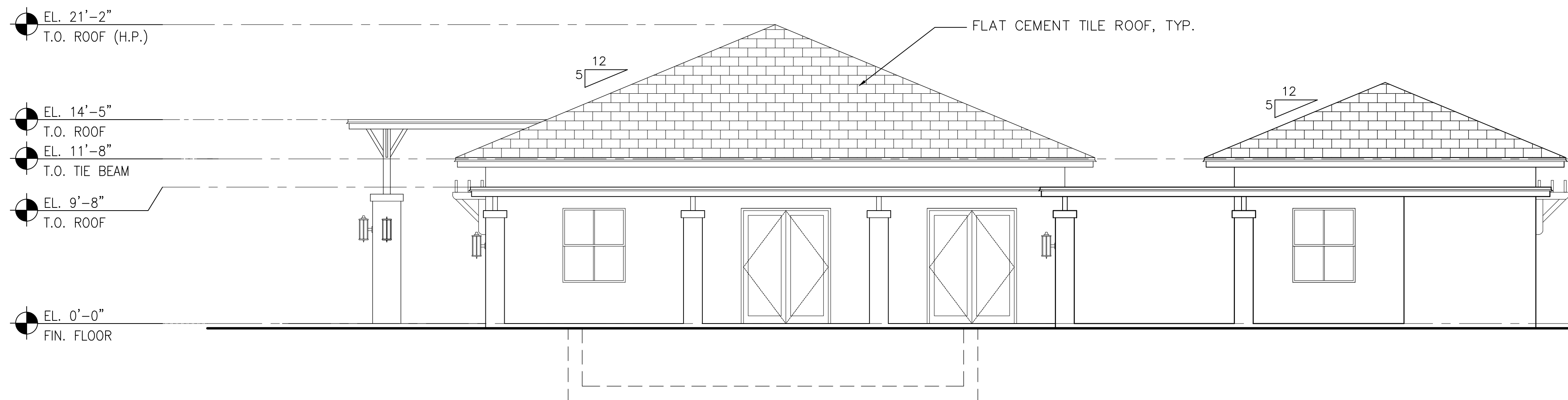
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SHEET No.: OF:
A2.03
FILE NAME: A2.03-CP.DWG



CLUB HOUSE LEFT ELEVATION

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



CLUB HOUSE RIGHT ELEVATION

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



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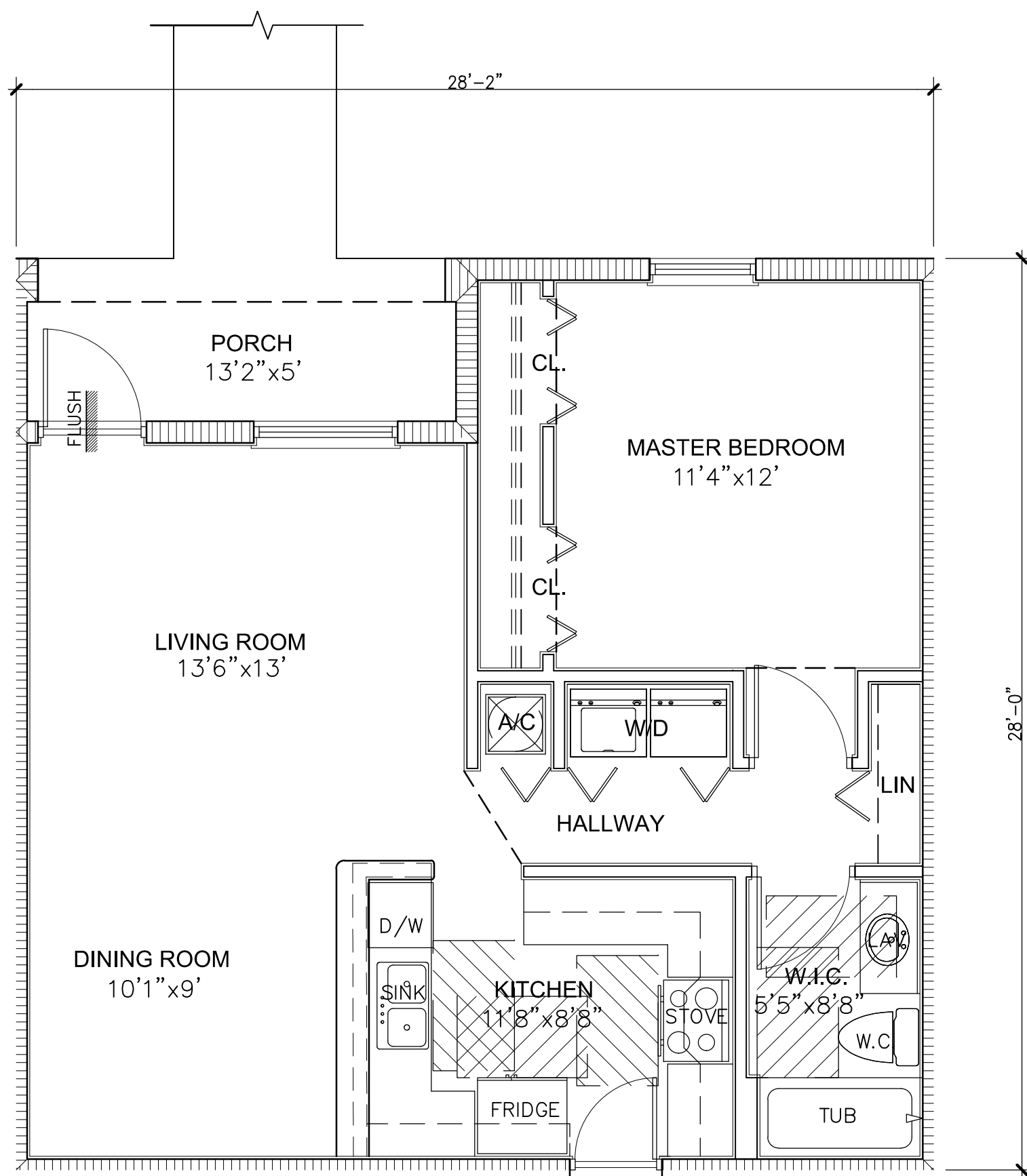
CLUB HOUSE ELEVATIONS
CELEBRATION POINTE SOUTH
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12448 S.W. 127th AVENUE, MIAMI, FL. 33186

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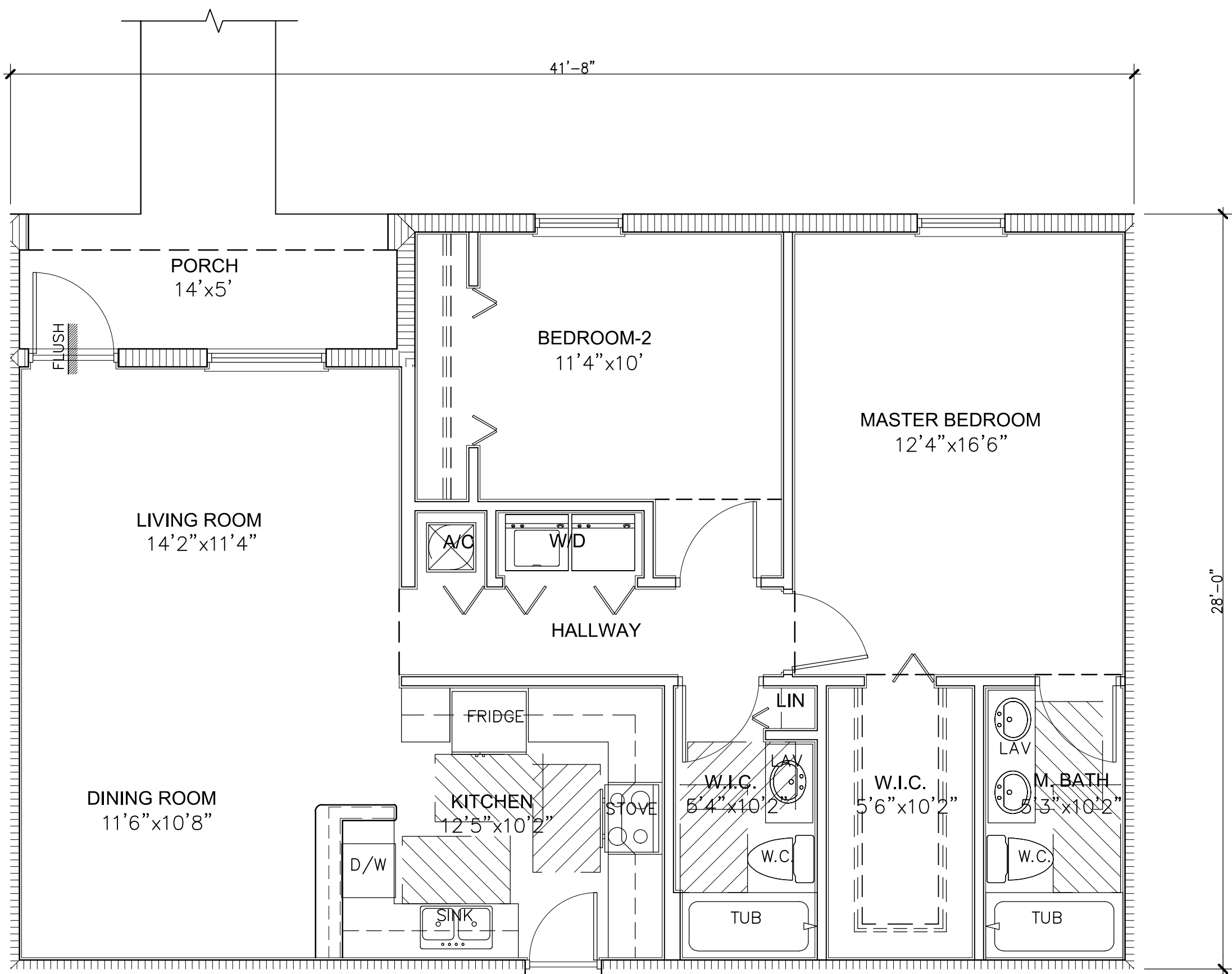
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SHEET No.: OF:
A2.04
FILE NAME: A2.04-CP.DWG



MODEL A-1 FLOOR PLAN

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



MODEL B-1 FLOOR PLAN

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

MODEL A
A/C AREA = 673 sq.ft.
BALCONY AREA = 65 sq.ft.
OTHER AREA = 48 sq.ft.
GROSS AREA = 788 sq.ft.

NOTES:
1. ALL GROUND FLOOR UNITS COMPLIES WITH FHA-98 DESIGN MANUAL & ALL REQUIREMENTS OF "OPTION-A".

MODEL B
A/C AREA = 1,033 sq.ft.
BALCONY AREA = 69 sq.ft.
OTHER AREA = 65 sq.ft.
GROSS AREA = 1167 sq.ft.



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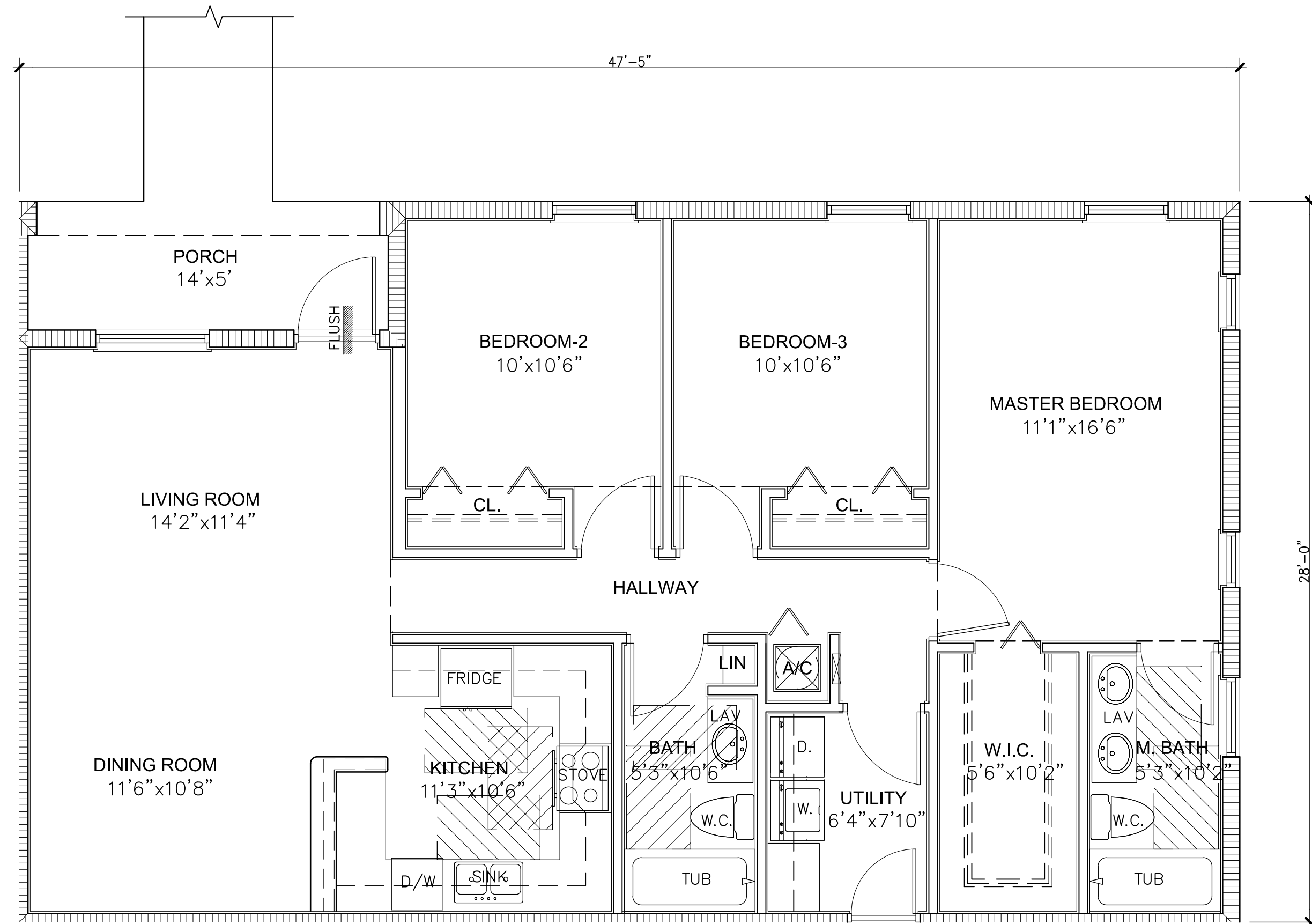
CONSULTANT

MODELS A-1 & B-1 FLOOR PLANS
CELEBRATION POINTE SOUTH
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, 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:	7-08-2015
JOB No.:	1504

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SHEET No.: **A3.01** OF:
FILE NAME: A3.01-CP.DWG

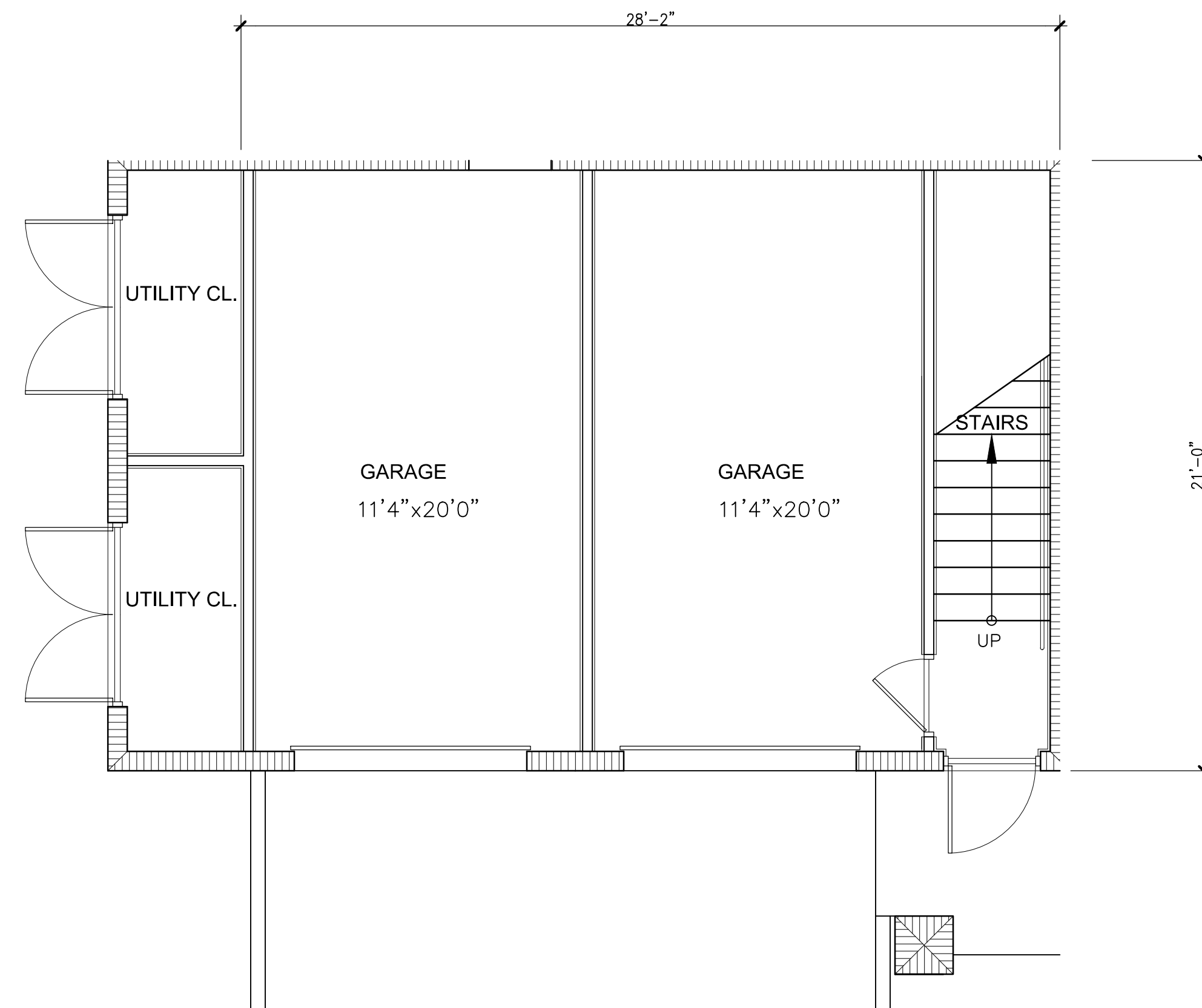


MODEL C-1 FLOOR PLAN

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

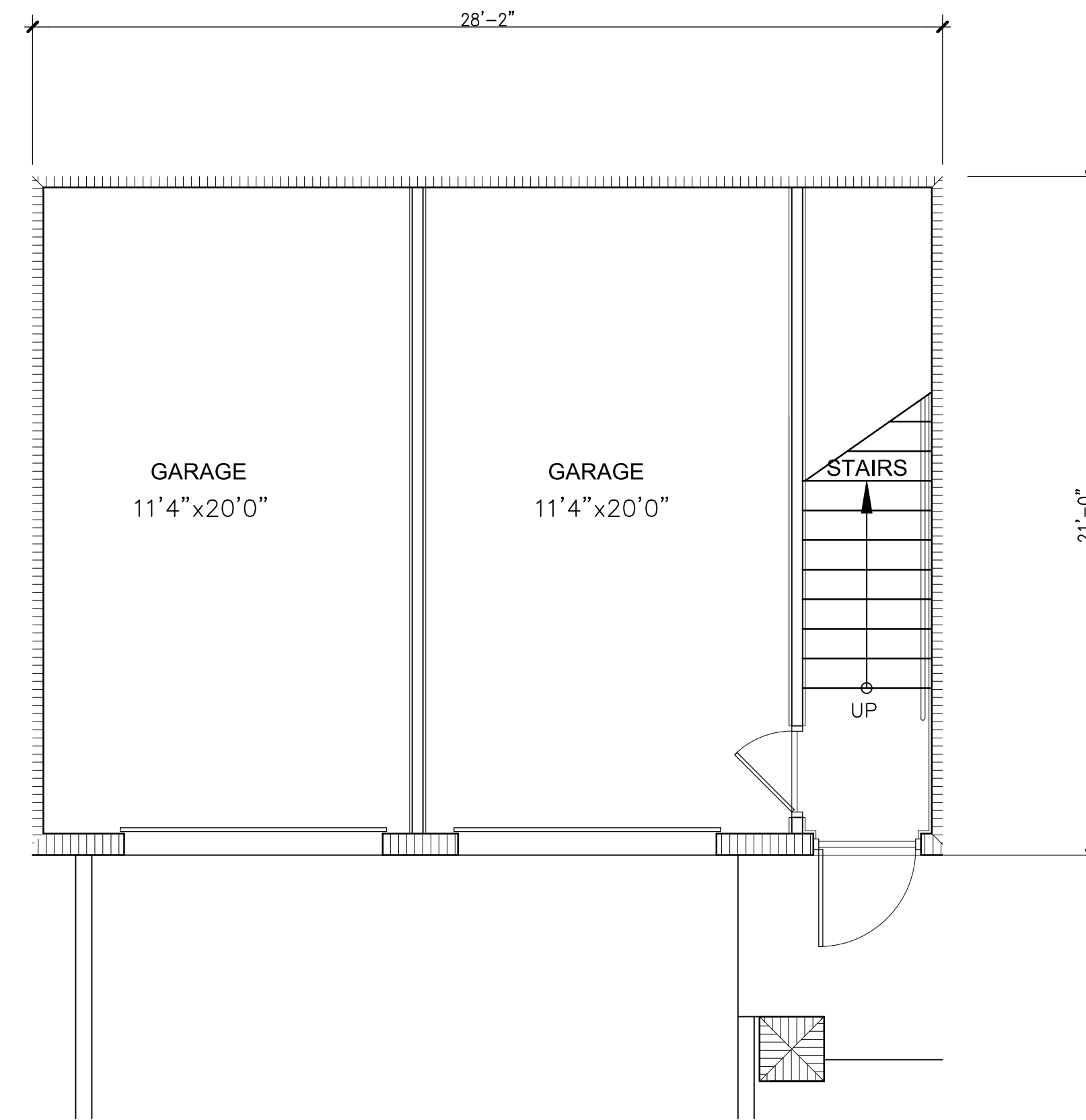
MODEL C	
A/C AREA	= 1,180 sq.ft.
BALCONY AREA	= 69 sq.ft.
OTHER AREA	= 79 sq.ft.
GROSS AREA	= 1328 sq.ft.

NOTES:
1. ALL GROUND FLOOR UNITS COMPLIES WITH FHA-98 DESIGN MANUAL & ALL REQUIREMENTS OF 'OPTION-A'.



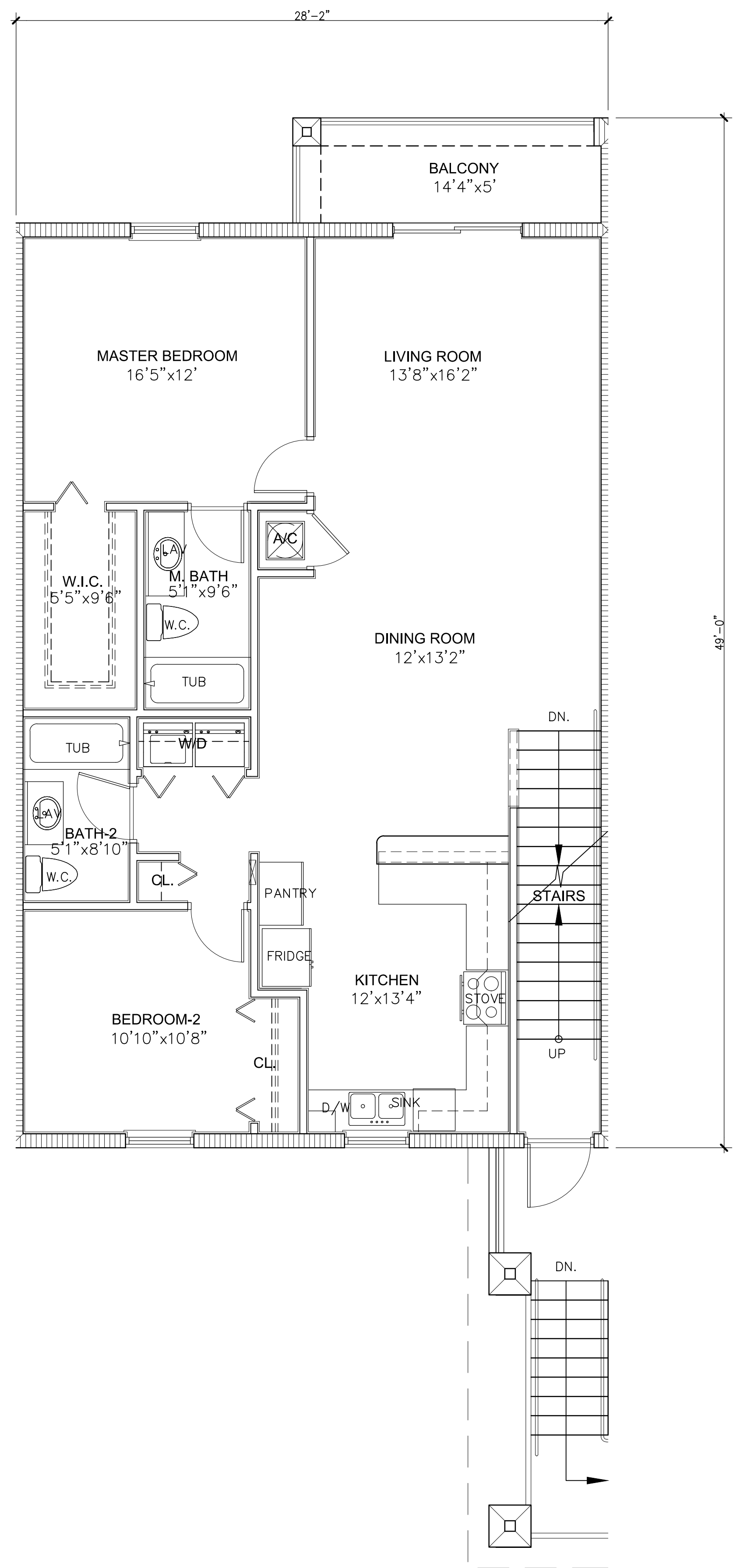
GARAGE TYPE - A

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



GARAGE TYPE - B

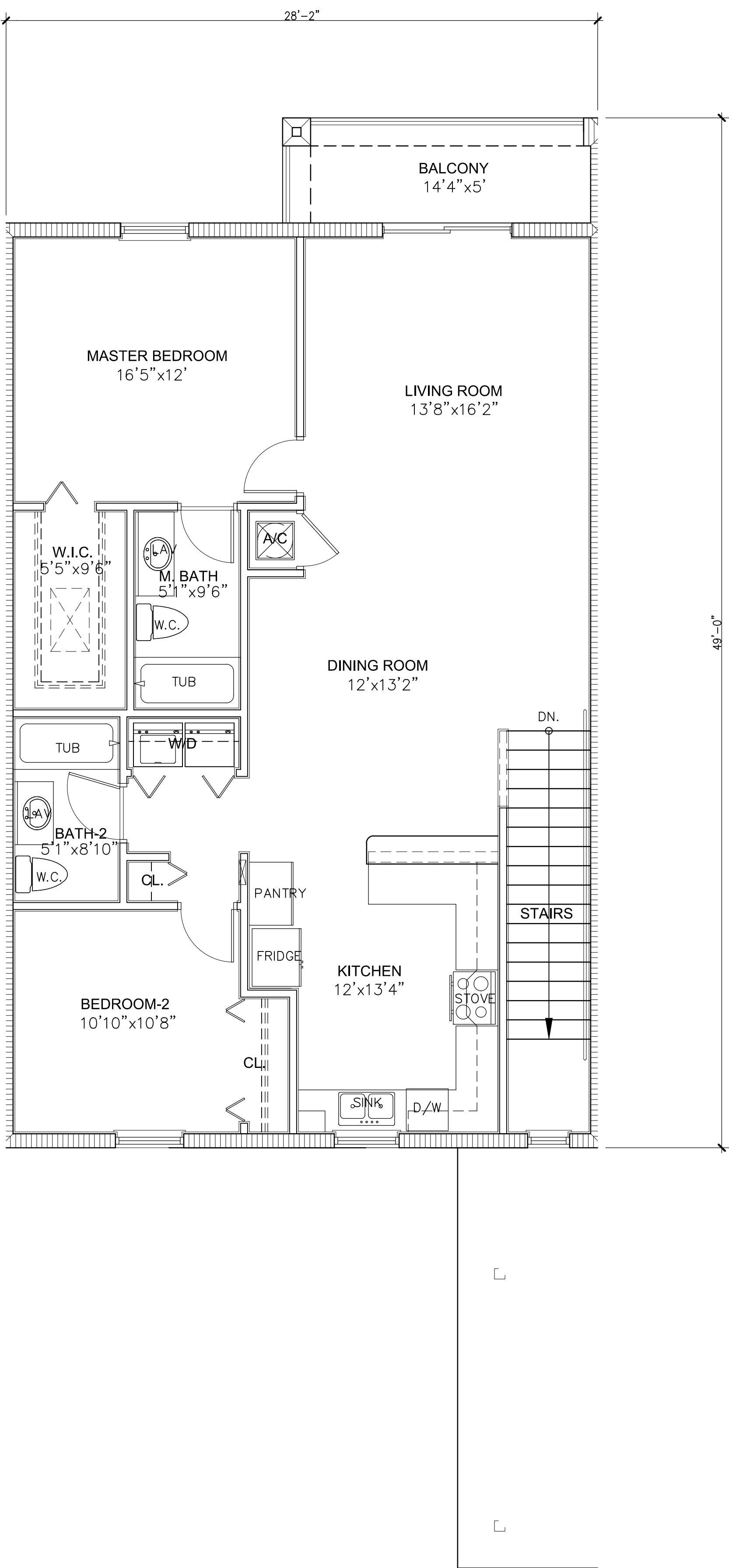
SCALE: 1/4"=1'-0"



MODEL D-2 FLOOR PLAN

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

MODEL D2 & D3
A/C AREA = 1,173 sq.ft.
BALCONY AREA = 71 sq.ft.
OTHER AREA = 68 sq.ft.
GROSS AREA = 1312 sq.ft.



MODEL D-3 FLOOR PLAN

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



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CONSULTANT

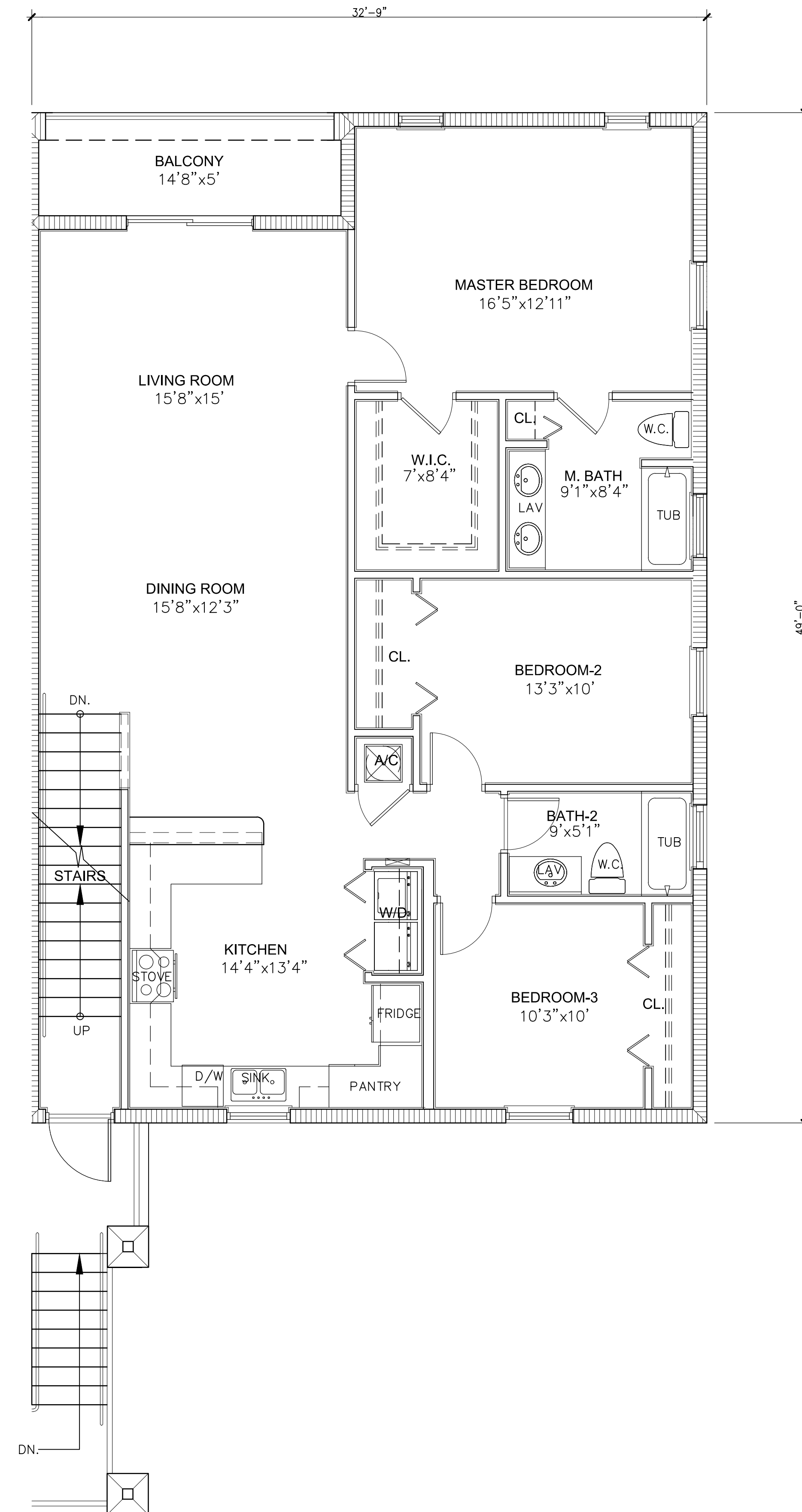
MODELS D-2 & D-3 FLOOR PLANS
CELEBRATION POINTE SOUTH
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DRAWING:
PROJECT:

DESIGNED BY:	E.P./A.M.H.
DRAWN BY:	M.M.
CHECKED BY:	E.P./A.M.H.
SCALE:	AS NOTED
DATE:	7-08-2015
JOB No.:	1504

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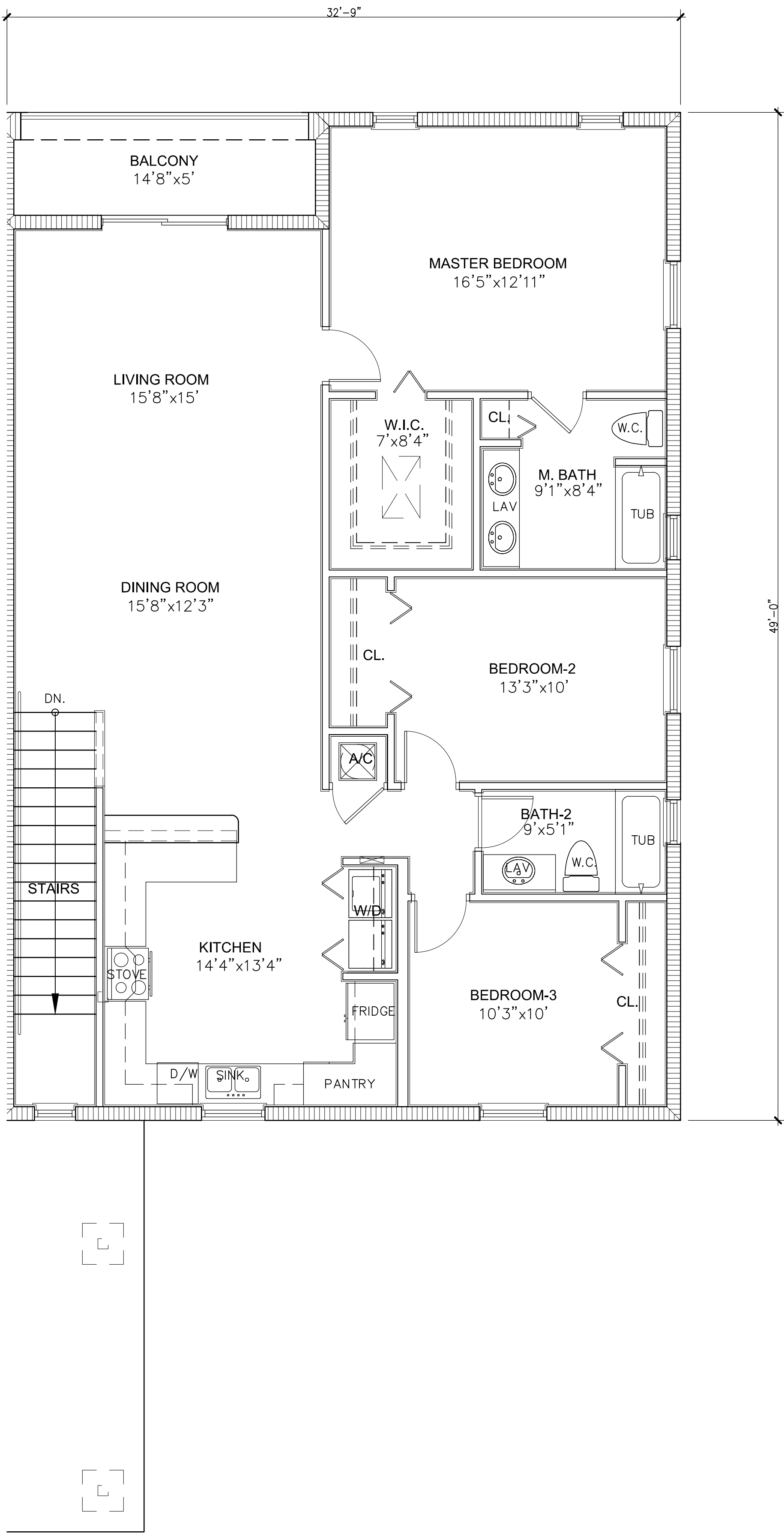
SHEET No.:	OF:
A3.03	
FILE NAME: A3.03-CP.DWG	



MODEL E-2 FLOOR PLAN

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

MODEL E2 & E3
A/C AREA = 1,437 sq.ft.
BALCONY AREA = 72 sq.ft.
OTHER AREA = 95 sq.ft.
GROSS AREA = 1604 sq.ft.



MODEL E-3 FLOOR PLAN

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



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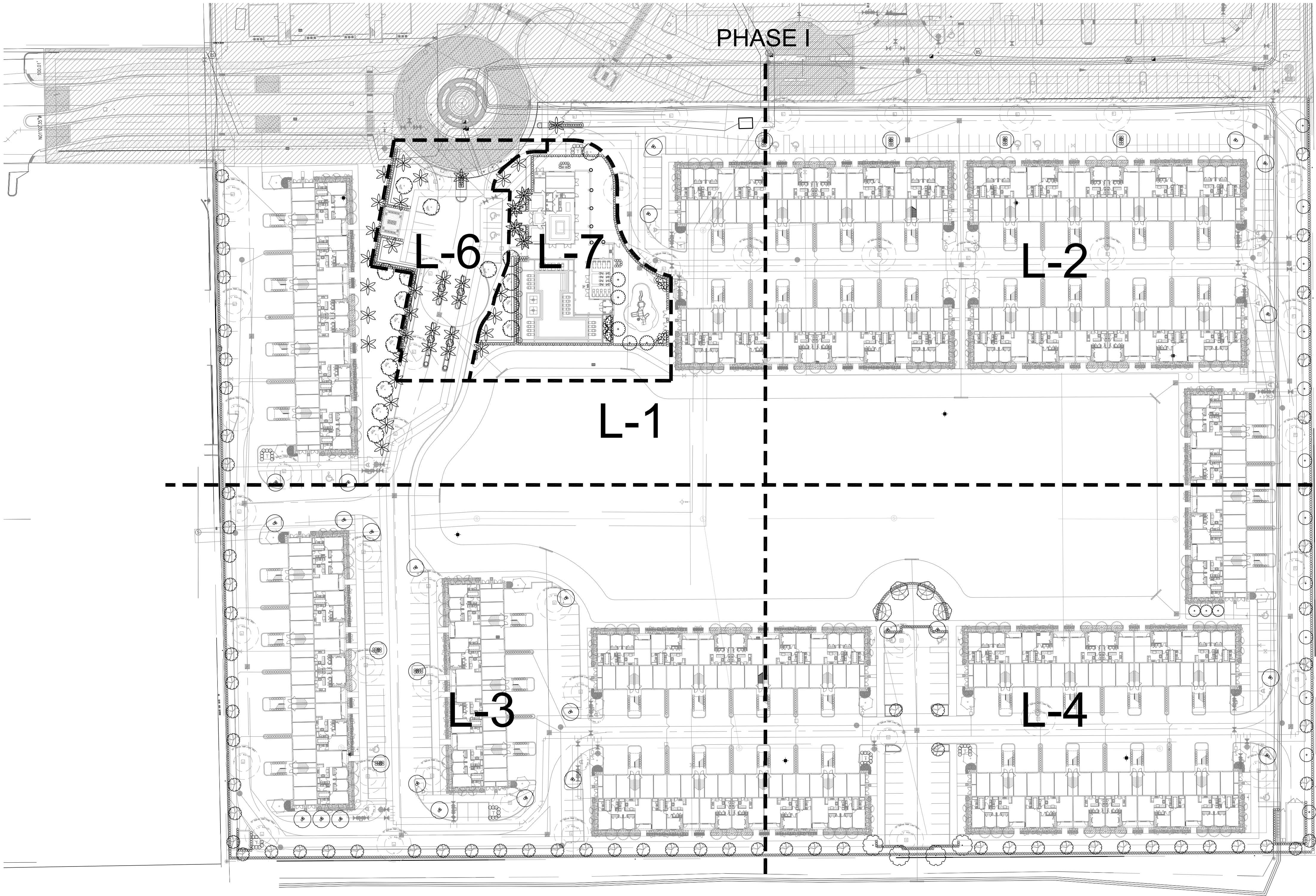
MODELS E-2 & E-3 FLOOR PLANS
CELEBRATION POINTE SOUTH
MARGATE, FLORIDA
For CELEBRATION POINTE SOUTH, LLC
12448 S.W. 127th AVENUE, MIAMI, FL. 33186

DRAWING:
PROJECT:

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A3.04
FILE NAME: A3.04-CP.DWG



KEY PLAN

NORTH

Scale: 1" = 50'-0"

LIST OF SHEETS

INDEX

- L-1 OVERALL LANDSCAPE
- L-2 OVERALL LANDSCAPE
- L-3 OVERALL LANDSCAPE
- L-4 OVERALL LANDSCAPE
- L-5 TYPICAL BUILDINGS
- L-6 ENTRY LANDSCAPE PLAN
- L-7 CLUBHOUSE LANDSCAPE PLAN
- L-8 PLANTING DETAILS

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

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	DESCRIPTION
1		4	*Swietenia mahagoni MAHOGANY 12' HT. X 5' SPR., 2" CAL. F.G.
1		4	Tabebuia heterophylla PINK TRUMPET TREE 12' HT. X 5' SPR., 2" CAL. F.G.
1		12	*Bursera simaruba GUMBO LIMBO 12' HT. x 4' SPR., 2" CAL.. F.G.
1		67	*Conocarpus erectus GREEN BUTTONWOOD 12' HT. x 4' SPR., 2" CAL.. F. G.
2		31	*Ilex x attenuata 'East Palatka' EAST PALATKA HOLLY 12' HT. X 4' SPR. 2" CAL. F.G., 5' CLEAR TRUNK
2		8	Senna surattensis GLAUCOUS CASSIA 10' HT. X 5' SPR. 2" CAL. F.G.
2		4	Ligustrum japonicum JAPANESE PRIVET 8' HT. X 10' SPR., MULTI TRUNK F. G.
1		17	*Quercus virginiana LIVE OAK 12' HT. x 4' SPR., 2" CAL.. F.G., F.F.
3		35	*Roystonea elata ROYAL PALM 20' O.A. HT. MIN. F.G.
3		4	Phoenix sylvestris SILVER DATE PALM 12' C.T. F.G.
4		4	Veltchia montgomeryana 'triple' TRIPLE MONTGOMERY PALM 20' O.A. HT. MIN., TRIPLE F.G., STAGGERED.

SHRUBS AND GROUNDCOVERS			
SHR/GC	SYM.	QUAN.	DESCRIPTION
ACCENT	AB	5	Aechmea blanchettiana BRIGHT YELLOW BROMELIAD 36" HT. X 24" SPR. 10" POT
SHRUB	AW	12	Acalypha tikil 'Island Sunrise' ISLAND SUNRISE COPPERLEAF 4HT. X 36" SPR. 7 GAL.
SHRUB	BG	328	Bougainvillea 'Barbar Karst' BOUGAINILLEA 30" HT. X 24" SPR. / 24" O.C. 3 GAL., TRL
SHRUB	CE	811	*Conocarpus erectus GREEN BUTTONWOOD 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	CES	31	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	CG	554	Clusia guttifera SMALL LEAF CLUSIA 36" HT. X 24" SPR. / 24" O.C. 7 GAL.
SHRUB	CG2	50	Clusia guttifera SMALL LEAF CLUSIA 5' HT. X 3' SPR. / 3' O.C. 15 GAL., FULL TO BASE
GROUND COVER	CV	24	Codeaum variegatum 'Mammy' RED - YELLOW CROTON 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SHRUB	DE	64	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
ACCENT	EF	6	*Eugenia foetida 'TOPIARY CONE' SPANISH STOPPER 7' O.A. HT. TOPIARY CONE 10 GAL., FULL TO BASE
GROUND COVER	FM	489	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS 15" HT. X 15" SPR. / 15" O.C. 3 GAL.
ACCENT	HA	4	Hibiscus 'Anderson Crepe' ANDERSON CREPE HIBISCUS 6' HT. O.A., STANDARD 15 GAL.
SHRUB	HL	101	*Hymenocallis latifolia SPIDER LILY 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	JI	2	Jatropha integririma JATROPHA TREE 6' HT. X 4' SPR. 15 GAL., FULL
SHRUB	JM	56	Jasmine multiflorum DOWNY JASMINE 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	JV	18	Jasmine volubile WAX JASMINE 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	MC	64	*Muhlenbergia capillaris PINK MUHLY GRASS 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
GROUND COVER	PD	68	Podocarpus macrophyllus 'Pringles Dwarf' PODOCARPUS PRINGLES DWARF 15" HT. X 15" SPR. / 15" O.C. 3 GAL.
GROUND COVER	PL	40	Pentas lanceolata 'New Look Pink' DWARF PENTAS 12" HT. X 12" SPR. / 12" O.C. 1 GAL.
GROUND COVER	PL2	64	Pentas lanceolata 'New Look White' DWARF PENTAS 12" HT. X 12" SPR. / 12" O.C. 1 GAL.
GROUND COVER	SA	95	Schefflera arboricola GREEN SCHEFFLERA 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
GROUND COVER	SV	318	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
GROUND COVER	LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS SOLID EVEN SOD

* DENOTES NATIVE SPECIES

CITY OF MARGATE LANDSCAPE REQUIREMENTS

Net Site Area= 14.26 Acres (621,024 s.f.)

ZONING: PUD CODE REQUIREMENT	Lineal Feet or Square Feet.	Amount or % of Planting Required	Amount or % of Planting Provided	% of Sod Allowed	Amount or % of Sod Provided
Perimeter Landscapes: 1 Shade Tree Per 75 Lf.,	1,287 Lf.			30	29
Trees		18	43		
Shrubs		644	644		
Commercial Buffer Landscapes: 1 Shade Tree Per 25 Lf. (south side)	922 Lf. (south side)			30	25
Trees		38	39		
Shrubs (Continuous Hedge)		476	473		
Multi-Family (1 Category 2 Tree per unit) (232 Units)					
Trees (1 Category 2 per unit)		232	232		
Shrubs (6 per Unit)		1,392	4,132		
Parking Area (554 Spaces x 20 s.f. each space=11,080 s.f.)				30	22
Trees (1 Tree Per 200 s.f. of interior landscaping)		24	86		
Shrubs (5 per 200 s.f. of interior landscaping)		120	1,000		
Total Trees		324	400 (Includes 232 Typical Trees and 168 Overall Trees plus mitigation)		
Total Shrubs		2,632	6,249		
Total Canopy Mitigation>Total Canopy Required: (12% OF 621,024 S.F.) = 74,523 S.F.		74,523 S.F.	*145,800 S.F.		

* CANOPY AREA CALCULATION: 66,800 S.F. (TOWNHOMES) + 77,000 S.F. (OVERALL SITE REQUIREMENTS AND MITIGATION REQUIRED) = 145,800 S.F.

Celebration Pointe South

Margate, Florida

INDEX

Project:

Revisions:

Seal:

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

Drawing: INDEX

Date: 07/06/2015

Scale: 1" = 50'-0"

Drawn by: LDC

Sheet No.:

INDEX

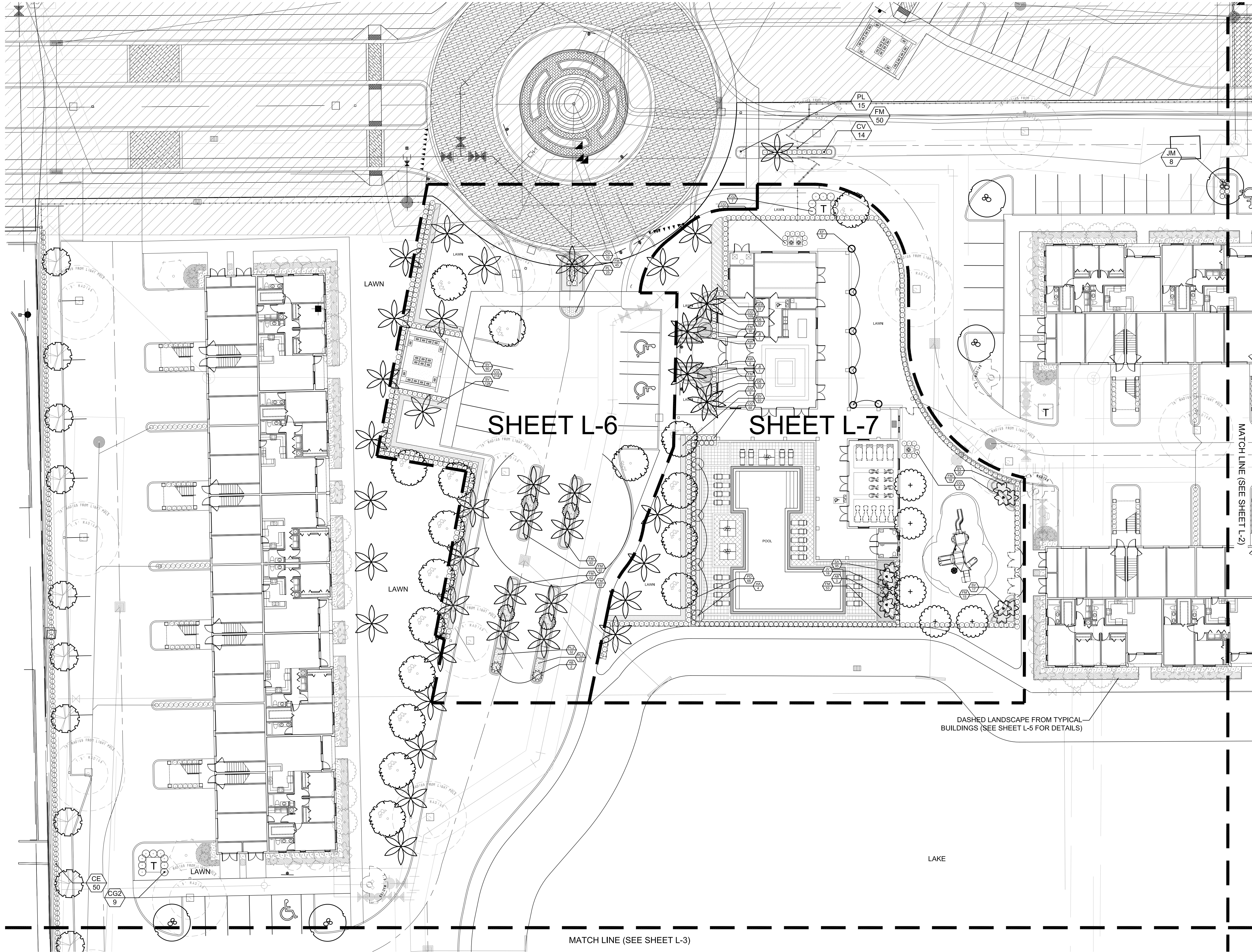
Cad Id.: 2015-058

WITKIN HULTS DESIGN GROUP

307 South 21st Avenue, Hollywood, Florida

phone: 954.923.9681 fax: 954.923.9689

www.witkindesign.com



LANDSCAPE LIST				
TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
1		4	*Swietenia mahagoni	12' HT. X 5' SPR., 2" CAL.
1		4	Tabebuia heterophylla	12' HT. X 5' SPR., 2" CAL.
1		12	*Bursera simaruba	12' HT. X 4' SPR., 2" CAL.
1		67	*Conocarpus erectus	12' HT. X 4' SPR., 2" CAL.
2		31	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR., 2" CAL.
2		8	Senna surattensis	10' HT. X 5' SPR., 2" CAL.
2		4	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
1		17	*Quercus virginiana	12' HT. X 4' SPR., 2" CAL.
3		35	*Phoenix sylvestris	20' O.A. HT. MIN.
3		4	SILVER DATE PALM	12' C.T.
4		4	Triple MONTGOMERY PALM	20' O.A. HT. MIN., TRIPLE
SHRUBS AND GROUNDCOVERS				
SHR/VC	SYM.	QUAN.	PROPOSED MATERIAL	DESCRIPTION
ACCENT	AB	5	Aechmea blanchettiana	36" HT. X 24" SPR.
SHRUB	AW	12	BRIGHT YELLOW BROMELIAD	10" POT
SHRUB	BG	328	Acalypha thi 'Island Sunrise'	4HT. X 36" SPR.
SHRUB	CE	811	ISLAND SUNRISE COPPERLEAF	7 GAL.
SHRUB	CES	31	Bougainvillea 'Barbar Kars'	30" HT. X 24" SPR. / 24" O.C.
SHRUB	CG	554	BOGAINVILLEA	3 GAL. TRL
SHRUB	CG2	50	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CV	24	GREEN BUTTWOOD	3 GAL.
SHRUB	DE	64	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
SHRUB	EF	6	SILVER BUTTWOOD	3 GAL.
SHRUB	FM	489	Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
SHRUB	HA	4	SMALL LEAF CLUSIA	7 GAL.
SHRUB	HL	101	Clusia guttifera	5' HT. X 3' SPR. / 3" O.C.
SHRUB	JI	2	SMALL LEAF CLUSIA	15 GAL., FULL TO BASE
SHRUB	JM	56	Codiaeum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	JV	18	RED - YELLOW CROTON	3 GAL.
SHRUB	MC	64	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	PD	68	GOLD MOUND DURANTA	3 GAL.
SHRUB	PL	40	*Eugenia foetida 'TOPIARY CONE'	7" O.A. HT. TOPIARY CONE
SHRUB	PL2	64	SPANISH STOPPER	10 GAL., FULL TO BASE
SHRUB	SA	95	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
SHRUB	SV	318	GREEN ISLAND FICUS	3 GAL.
SHRUB	LAWN	As Required	Hibiscus 'Anderson Crepe'	6" HT. O.A. STANDARD
SHRUB	LAWN	As Required	ANDERSON CREPE HIBISCUS	15 GAL.
SHRUB	LAWN	As Required	*Hymenocallis latifolia	24" HT. X 24" SPR. / 24" O.C.
SHRUB	LAWN	As Required	SPIDER LILY	3 GAL.
SHRUB	LAWN	As Required	Jatropha integrifolia	6" HT. X 4" SPR.
SHRUB	LAWN	As Required	JATROPHA TREE	15 GAL., FULL
SHRUB	LAWN	As Required	Jasmine multiflorum	24" HT. X 24" SPR. / 24" O.C.
SHRUB	LAWN	As Required	DOWNY JASMINE	3 GAL.
SHRUB	LAWN	As Required	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
SHRUB	LAWN	As Required	WAX JASMINE	3 GAL.
SHRUB	LAWN	As Required	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
SHRUB	LAWN	As Required	PINK MUHLY GRASS	3 GAL.
SHRUB	LAWN	As Required	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR. / 15" O.C.
SHRUB	LAWN	As Required	PODOCARPUS PRINGLES DWARF	3 GAL.
SHRUB	LAWN	As Required	Pentas lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
SHRUB	LAWN	As Required	DWARF PENTAS	1 GAL.
SHRUB	LAWN	As Required	Pentas lanceolata 'New Look White'	12" HT. X 12" SPR. / 12" O.C.
SHRUB	LAWN	As Required	DWARF PENTAS	1 GAL.
SHRUB	LAWN	As Required	Schefflera arborescens	24" HT. X 24" SPR. / 24" O.C.
SHRUB	LAWN	As Required	GREEN SCHEFFLERA	3 GAL.
SHRUB	LAWN	As Required	Schefflera arborescens 'Trinetti'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	LAWN	As Required	VARIEGATED SCHEFFLERA	3 GAL.
SHRUB	LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
SHRUB	LAWN	As Required	ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

Note: 35% Palm substitutions allowed. Any palms above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

LANDSCAPE PLAN NORTH

Scale: 1" = 20'-0"

WITKIN HULTS DESIGN GROUP

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Project:

Celebration Pointe South

Margate, Florida

LANDSCAPE PLAN

Revisions:

Seal:

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

Drawing: Landscape Plan

Date: 07/06/2015

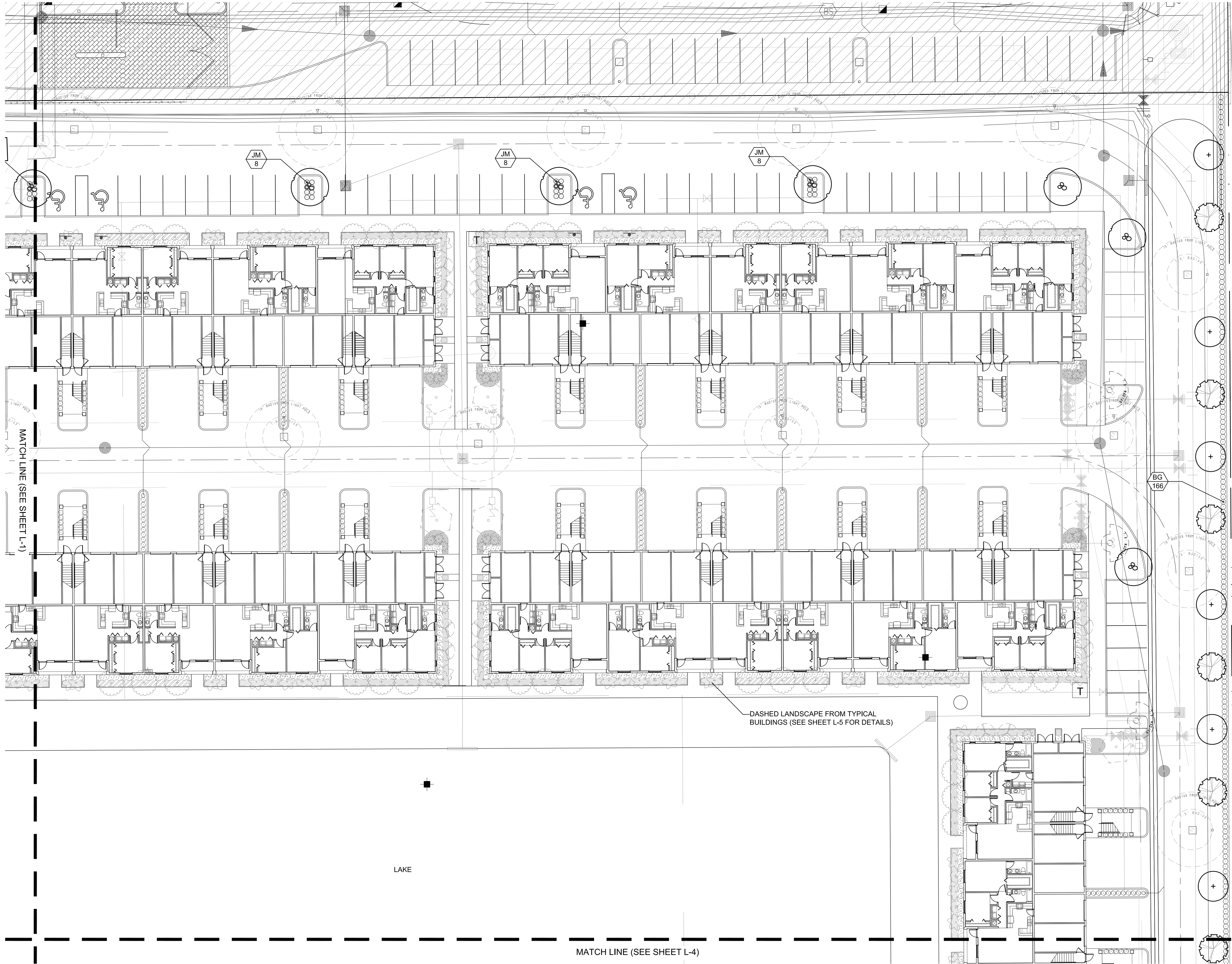
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Drawn by: LDC

Sheet No.:

L-1

Cad Id.: 2015-058



Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

LANDSCAPE LIST

TREES			
CATEG.	SYMBOL	QUAN.	DESCRIPTION
1		4	*Swietenia mahagoni 12' HT. X 5" SPR., 2" CAL. F.G.
1		4	Tabebuia heterophylla 12' HT. X 5" SPR., 2" CAL. F.G.
1		12	*Bursera simaruba 12' HT. x 4" SPR., 2" CAL., F.G.
1		67	*Gonocarpus erectus GREEN BUTTONWOOD F. G.
2		31	*Ilex x attenuata 'East Palatka' 12' HT. X 4" SPR., 2" CAL. F.G., 5" CLEAR TRUNK
2		8	Senna surattensis 10' HT. X 5" SPR., 2" CAL. F.G.
2		4	GLAUCOUS CASSIA Ligustrum japonicum 8' HT. X 10" SPR., MULTI TRUNK F. G.
1		17	*Quercus virginiana 12' HT. x 4" SPR., 2" CAL., F.G., F.F.
3		35	*Roystonea elata 20' O.A. HT. MIN. F.G.
3		4	Phoenix sylvestris 12' C.T. F.G.
4		4	Velechia montgomeryana 'triple' 20' O.A. HT. MIN., TRIPLE F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS			
SHR/VC	SYM.	QUAN.	DESCRIPTION
ACCENT	AB	5	Aechmea blanchettiana 36" HT. X 24" SPR. 10" POT
SHRUB	AW	12	BRIGHT YELLOW BROMELIAD Acalypha thii 'Island Sunrise' 4HT. X 36" SPR. 7 GAL.
SHRUB	BG	328	ISLAND SUNRISE COPPERLEAF Bougainvillea 'Barbar Kars' 30" HT. X 24" SPR. / 24" O.C. 3 GAL., TRL
SHRUB	CE	811	BOUGAINVILLEA *Gonocarpus erectus 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	CES	31	GREEN BUTTONWOOD *Gonocarpus erectus 'sericeus' 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	CG	554	SILVER BUTTONWOOD Clusia guttata 36" HT. X 24" SPR. / 24" O.C. 7 GAL.
SHRUB	CG2	50	SMALL LEAF CLUSIA Clusia guttata 5' HT. X 3" SPR. / 3" O.C. 15 GAL., FULL TO BASE
GROUND COVER	CV	24	SMALL LEAF CLUSIA Codaeum variegatum 'Mammy' 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SHRUB	DE	64	RED - YELLOW CROTON Duranta erecta 'Gold Mound' 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
ACCENT	EF	6	GOLD MOUND DURANTA *Eugenia foetida 'TOPIARY CONE' 7' O.A. HT. TOPIARY CONE
GROUND COVER	FM	489	SPANISH STOPPER Ficus microcarpa 'Green Island' 10 GAL., FULL TO BASE 15" HT. X 15" SPR. / 15" O.C. 3 GAL.
ACCENT	HA	4	GREEN ISLAND FICUS Hibiscus 'Anderson Crepe' 6' HT. O.A. STANDARD 15 GAL.
SHRUB	HL	101	ANDERSON CREPE HIBISCUS *Hymenocallis latifolia 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	JI	2	SPIDER LILY Jatropha integrifolia 6' HT. X 4" SPR. 15 GAL., FULL
SHRUB	JM	56	JATROPHA TREE Jasminum multiflorum 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	JV	18	DOWNY JASMINE Jasminum volubile 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	MC	64	WAX JASMINE *Muhlenbergia capillaris 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
GROUND COVER	PD	68	PINK MUHLY GRASS Podocarpus macrophyllus 'Pringles Dwarf' 15" HT. X 15" SPR. / 15" O.C. 3 GAL.
GROUND COVER	PL	40	PODOCARPUS PRINGLES DWARF Pentas lanceolata 'New Look Pink' 12" HT. X 12" SPR. / 12" O.C. 1 GAL.
GROUND COVER	PL2	64	DWARF PENTAS Pentas lanceolata 'New Look White' 12" HT. X 12" SPR. / 12" O.C. 1 GAL.
GROUND COVER	SA	95	DWARF PENTAS Schefflera arborescens 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
GROUND COVER	SV	318	GREEN SCHEFFLERA Schefflera arborescens 'Tillett' 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
GROUND COVER	LAWN	As Required	VARIEGATED SCHEFFLERA Stenotaphrum secundatum 'Floratam' SOLID EVEN SOD

* DENOTES NATIVE SPECIES

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Project:

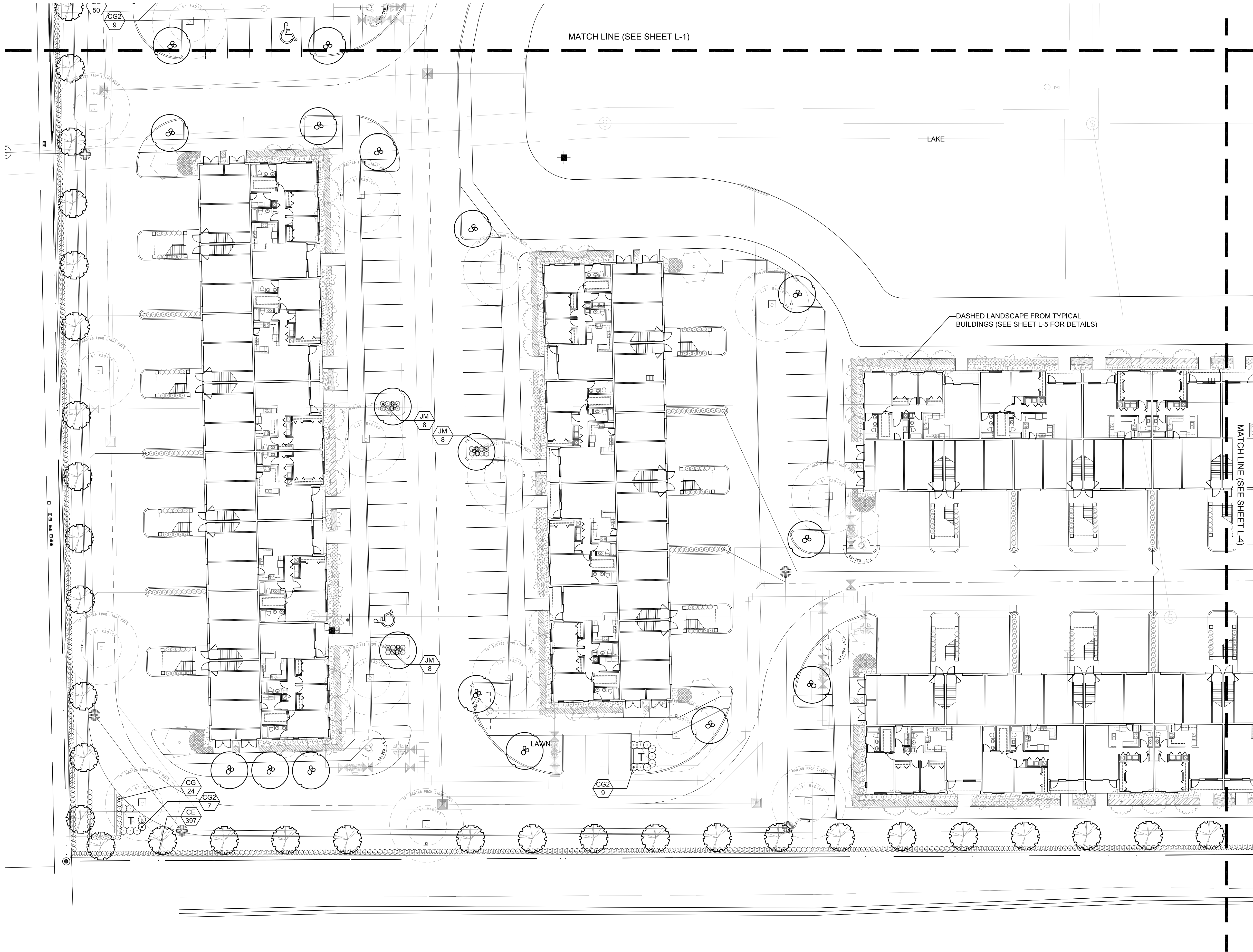
Celebration Pointe South
Margate, Florida
LANDSCAPE PLAN

Revisions:

Seal:

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

Drawing: Landscape Plan
Date: 07/06/2015
Scale: 1" = 20'-0"
Drawn by: LDC
Sheet No.:
L-2
Cad Id.: 2015-058



LANDSCAPE LIST				
TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
1		4	*Swietenia mahagoni	12' HT. X 5' SPR., 2" CAL.
1		4	MAHOGANY	F.G.
1		4	Tabebuia heterophylla	12' HT. X 5' SPR., 2" CAL.
1		12	PINK TRUMPET TREE	F.G.
1		12	*Bursera simaruba	12' HT. X 4' SPR., 2" CAL.
1		67	GUMBO LIMBO	F.G.
2		31	*Conocarpus erectus	12' HT. X 4' SPR., 2" CAL.
2		8	GREEN BUTTONWOOD	F.G.
2		4	*Ilex x attenuata 'East Palatka'	12' HT. X 4' SPR., 2" CAL.
2		4	EAST PALATKA HOLLY	F.G., 5' CLEAR TRUNK
1		17	Senna surattensis	10' HT. X 5' SPR., 2" CAL.
3		35	Ligustrum japonicum	F.G.
3		4	JAPANESE PRIVET	12' HT. X 4' SPR., 2" CAL.
3		4	*Quercus virginiana	F.G., F.F.
3		4	*Roystonea elata	20' O.A. HT. MIN.
3		4	ROYAL PALM	F.G.
4		4	Phoenix sylvestris	12' C.T.
			SILVER DATE PALM	F.G.
			Triple Montgomery Palm	20' O.A. HT. MIN., TRIPLE
				F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS				
SHR/VC	SYM.	QUAN.	PROPOSED MATERIAL	DESCRIPTION
ACCENT	AB	5	Aechmea blanchettiana	36" HT. X 24" SPR.
SHRUB	AW	12	BRIGHT YELLOW BROMELIAD	10" POT
SHRUB	BG	328	Acalypha thi 'Island Sunrise'	4" HT. X 36" SPR.
SHRUB	CE	811	ISLAND SUNRISE COPPERLEAF	7 GAL.
SHRUB	CES	31	*Bougainvillea 'Barbar Kars'	30" HT. X 24" SPR. / 24" O.C.
SHRUB	CG	554	BOUGAINVILLEA	3 GAL. TRL
SHRUB	CG2	554	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CG2	554	GREEN BUTTONWOOD	3 GAL.
SHRUB	CG2	554	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CG2	554	SILVER BUTTONWOOD	3 GAL.
SHRUB	CG2	554	Clusia guttifer	36" HT. X 24" SPR. / 24" O.C.
SHRUB	CG2	554	SMALL LEAF CLUSIA	7 GAL.
SHRUB	CG2	554	Clusia guttifer	5' HT. X 3' SPR. / 3" O.C.
SHRUB	CG2	554	SMALL LEAF CLUSIA	15 GAL., FULL TO BASE
GROUND COVER	CV	24	Codiaeum variegatum 'Mammy'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	CV	24	RED - YELLOW CROTON	3 GAL.
SHRUB	DE	64	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	DE	64	GOLD MOUND DURANTA	3 GAL.
ACCENT	EF	6	*Eugenia foetida 'TOPIARY CONE'	7' O.A. HT. TOPIARY CONE
ACCENT	EF	6	SPANISH STOPPER	10 GAL., FULL TO BASE
GROUND COVER	FM	489	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
GROUND COVER	FM	489	GREEN ISLAND FICUS	3 GAL.
ACCENT	HA	4	Hibiscus 'Anderson Crepe'	6' HT. O.A. STANDARD
ACCENT	HA	4	ANDERSON CREPE HIBISCUS	15 GAL.
SHRUB	HL	101	*Hymenocallis latifolia	24" HT. X 24" SPR. / 24" O.C.
SHRUB	HL	101	SPIDER LILY	3 GAL.
SHRUB	JI	2	Jatropha integrifolia	6' HT. X 4' SPR.
SHRUB	JI	2	JATROPHA TREE	15 GAL., FULL
SHRUB	JM	56	Jasmine multiflorum	24" HT. X 24" SPR. / 24" O.C.
SHRUB	JM	56	DOWNY JASMINE	3 GAL.
SHRUB	JV	18	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
SHRUB	JV	18	WAX JASMINE	3 GAL.
SHRUB	MC	64	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
SHRUB	MC	64	PINK MUHLY GRASS	3 GAL.
GROUND COVER	PD	68	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR. / 15" O.C.
GROUND COVER	PD	68	PODOCARPUS PRINGLES DWARF	3 GAL.
GROUND COVER	PL	40	Pentas lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
GROUND COVER	PL	40	DWARF PENTAS	1 GAL.
GROUND COVER	PL2	64	Pentas lanceolata 'New Look White'	12" HT. X 12" SPR. / 12" O.C.
GROUND COVER	PL2	64	DWARF PENTAS	1 GAL.
GROUND COVER	SA	95	Schefflera arborescens	24" HT. X 24" SPR. / 24" O.C.
GROUND COVER	SA	95	GREEN SCHEFFLERA	3 GAL.
GROUND COVER	SV	318	Schefflera arborescens 'Trinetti'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	SV	318	VARIEGATED SCHEFFLERA	3 GAL.
GROUND COVER	SV	318	ST. AUGUSTINE GRASS	SOLID EVEN SOD
GROUND COVER	SV	318	ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

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Project:

Revisions:

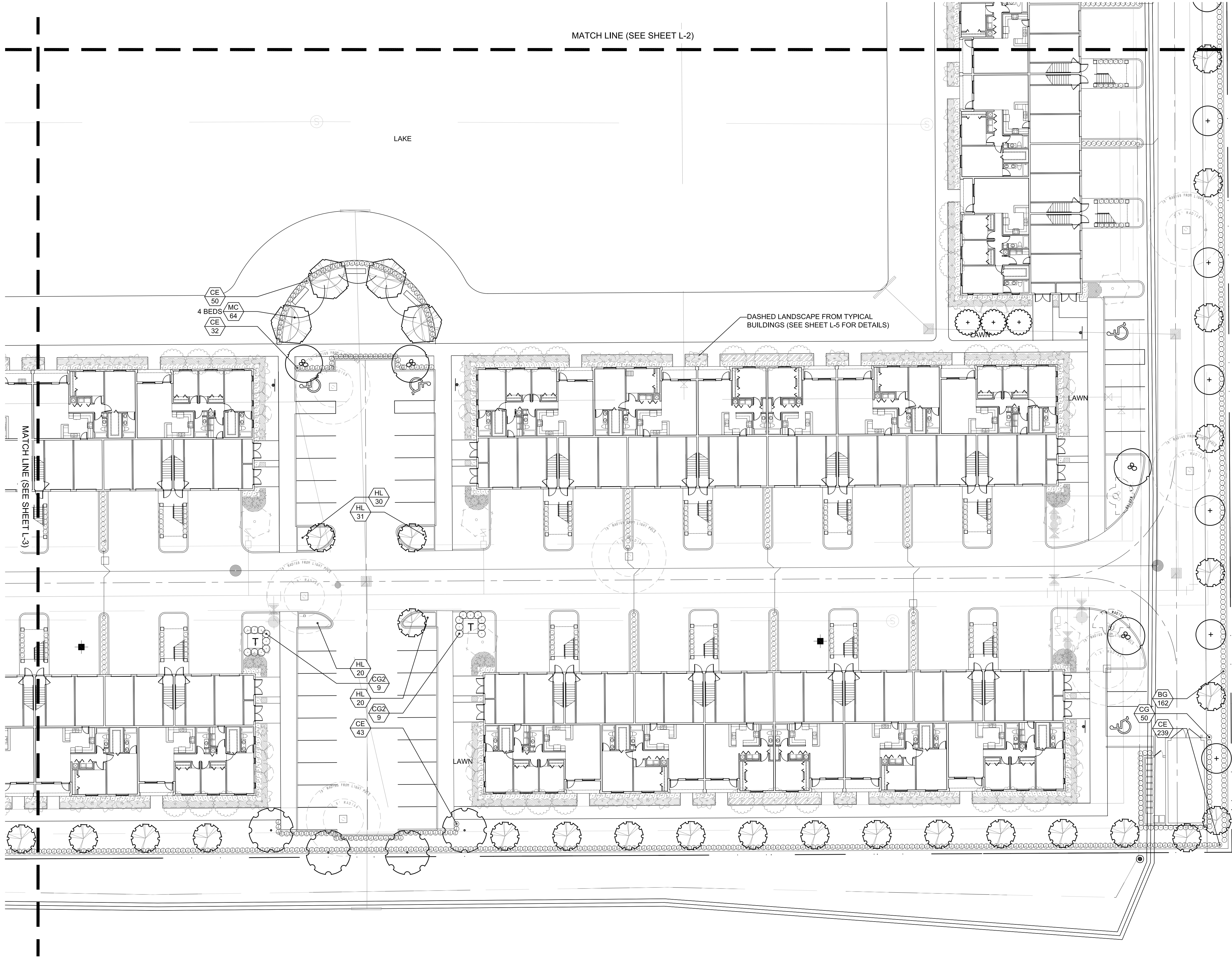
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Lic. # LA0000889
Member: A.S.L.A.

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Date: 07/06/2015
Scale: 1" = 20'-0"
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Sheet No.:

L-3

Cad Id.: 2015-058

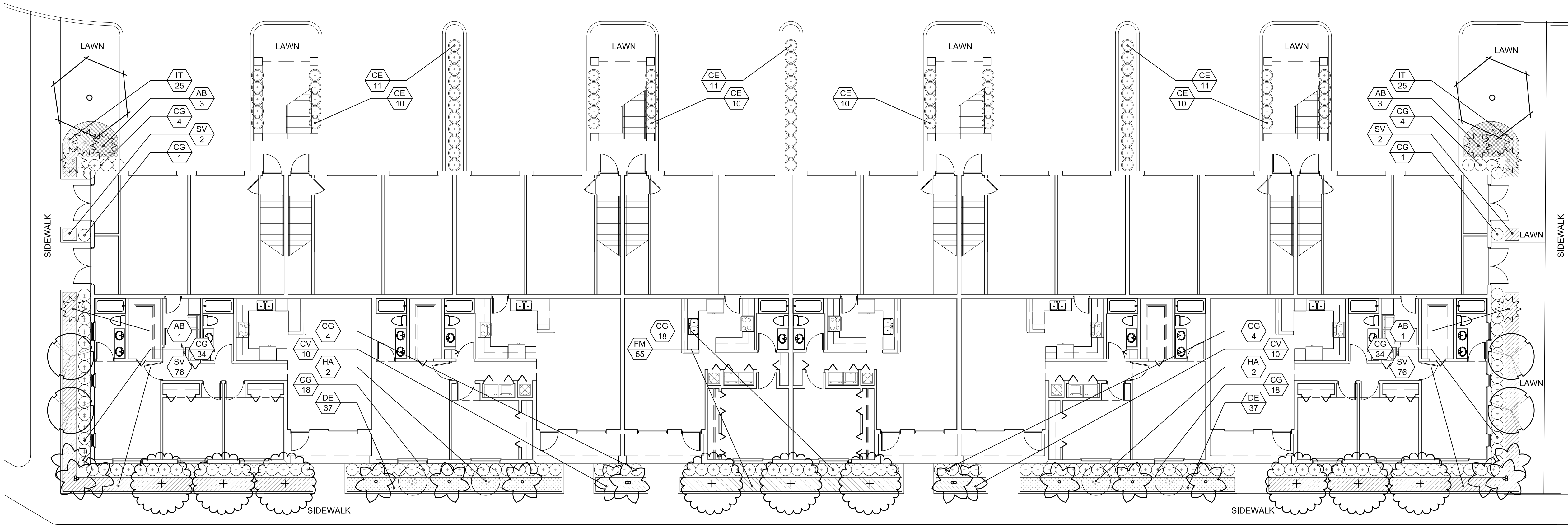


LANDSCAPE LIST			
TREES			
CATEG.	SYMBOL	QUAN.	DESCRIPTION
1		4	*Swietenia mahagoni MAHOGANY 12' HT. X 5' SPR., 2" CAL. F.G.
1		4	Tabebuia heterophylla PINK TRUMPET TREE F.G.
1		12	*Bursera simaruba GUMBO LIMBO F.G.
1		67	*Conocarpus erectus GREEN BUTTONWOOD F. G.
2		31	*Ilex x attenuata 'East Palatka' EAST PALATKA HOLLY F.G., 5" CLEAR TRUNK
2		8	Senna surattensis GLAUCOUS CASSIA F.G.
2		4	Ligustrum japonicum JAPANESE PRIVET F. G.
1		17	*Quercus virginiana F.G., F.F. 12' HT. X 4" SPR., 2" CAL.
3		35	*Roystonea elata ROYAL PALM F.G.
3		4	Phoenix sylvestris SILVER DATE PALM F.G.
4		4	Veitchia montgomeryana 'triple' TRIPLE MONTGOMERY PALM F.G., STAGGERED, 20' O.A. HT. MIN., TRIPLE
SHRUBS AND GROUNDCOVERS			
SHR/VC	SYM.	QUAN.	DESCRIPTION
ACCENT	AB	5	Aechmea blanchettiana BRIGHT YELLOW BROMELIAD 36" HT. X 24" SPR. 10" POT
SHRUB	AW	12	Acalypha thi 'Island Sunrise' ISLAND SUNRISE COPPERLEAF 4HT. X 36" SPR. 7 GAL.
SHRUB	BG	328	Bougainvillea 'Barbar Karst' BOUGAINVILLEA 30" HT. X 24" SPR. / 24" O.C. 3 GAL. TRL
SHRUB	CE	811	*Conocarpus erectus GREEN BUTTONWOOD 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	CES	31	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	CG	554	Clusia guttata SMALL LEAF CLUSIA 36" HT. X 24" SPR. / 24" O.C. 7 GAL.
SHRUB	CG2	50	Clusia guttata SMALL LEAF CLUSIA 5' HT. X 3" SPR. / 3" O.C. 15 GAL., FULL TO BASE
GROUND COVER	CV	24	Codiaeum variegatum 'Mammy' RED - YELLOW CROTON 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
SHRUB	DE	64	Duranta erecta 'Gold Mound' GOLD MOUND DURANTA 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
ACCENT	EF	6	*Eugenia foetida 'TOPIARY CONE' SPANISH STOPPER 7" O.A. HT. TOPIARY CONE 10 GAL., FULL TO BASE
GROUND COVER	FM	489	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS 15" HT. X 15" SPR. / 15" O.C. 3 GAL.
ACCENT	HA	4	Hibiscus 'Anderson Crepe' ANDERSON CREPE HIBISCUS 6' HT. O.A. STANDARD 15 GAL.
SHRUB	HL	101	*Hymenocallis latifolia SPIDER LILY 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	JI	2	Jatropha integrifolia JATROPHA TREE 6' HT. X 4" SPR. 15 GAL., FULL
SHRUB	JM	56	Jasmine multiflorum DOWNY JASMINE 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	JV	18	Jasmine volubile WAX JASMINE 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
SHRUB	MC	64	*Muhlenbergia capillaris PINK MUHLY GRASS 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
GROUND COVER	PD	68	Podocarpus macrophyllus 'Pringles Dwarf' PODOCARPUS PRINGLES DWARF 15" HT. X 15" SPR. / 15" O.C. 3 GAL.
GROUND COVER	PL	40	Pentas lanceolata 'New Look Pink' DWARF PENTAS 12" HT. X 12" SPR. / 12" O.C. 1 GAL.
GROUND COVER	PL2	64	Pentas lanceolata 'New Look White' DWARF PENTAS 12" HT. X 12" SPR. / 12" O.C. 1 GAL.
GROUND COVER	SA	95	Schefflera arborescens GREEN SCHEFFLERA 24" HT. X 24" SPR. / 24" O.C. 3 GAL.
GROUND COVER	SV	318	Schefflera arborescens 'Trinetti' VARIEGATED SCHEFFLERA 18" HT. X 18" SPR. / 18" O.C. 3 GAL.
GROUND COVER	LAWN	As Required	Stenotaphrum secundatum 'Floritan' ST. AUGUSTINE GRASS SOLID EVEN SOD

* DENOTES NATIVE SPECIES

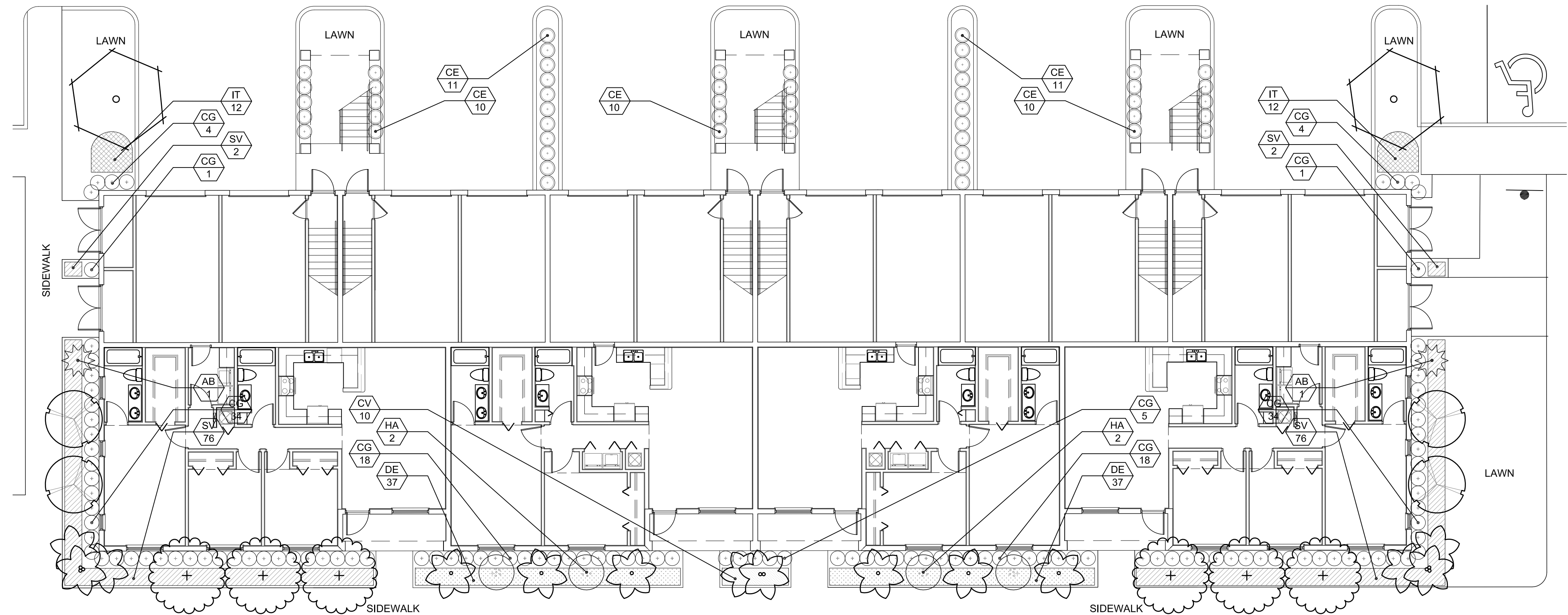
Note: 35% Palm substitutions allowed. Any palms above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.



LANDSCAPE LIST				
TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
1		2	*Magnolia virginiana	18" HT. X 8" SPR. / 3" CAL.
2		4	SWEET BAY MAGNOLIA	F.G.
2		4	*Conocarpus erectus 'verticatus'	8" HT. X 4" SPR. / 2" CAL.
2		9	SILVER BUTTONWOOD	F.G.
4		6	Senna surratensis	10" HT. X 5" SPR. / 2" CAL.
4		6	GLAUCOUS CASSIA	F.G.
4		2	Valerha montgomeryana 'single'	18" O.A. HT. MIN.
4		2	SINGLE MONTGOMERY PALM	F.G.
4		2	Valerha montgomeryana 'double'	20" O.A. HT. MIN. DOUBLE
4		2	DOUBLE MONTGOMERY PALM	F.G. STAGGERED.
4		2	Valerha montgomeryana 'triple'	20" O.A. HT. MIN. TRIPLE
4		2	TRIPLE MONTGOMERY PALM	F.G. STAGGERED.
SHRUBS AND GROUNDCOVERS				
SHRUB	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
SHRUB	AB	8	Aschmea blanchetiana	36" HT. X 24" SPR.
SHRUB	CE	73	BRIGHT YELLOW BROMELAD	12" POT
SHRUB	CG	140	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CG	140	GREEN BUTTONWOOD	3 GAL.
SHRUB	CG	140	*Clusia guiffiera	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CG	140	SMALL LEAF CLUSIA	3 GAL.
GROUND COVER	CV	20	Codoeum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	DE	74	RED - YELLOW CROTON	3 GAL.
GROUND COVER	DE	74	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	DE	74	GOLD MOUND DURANTA	3 GAL.
GROUND COVER	FM	55	*Flora hirsuta 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
GROUND COVER	FM	55	GREEN ISLAND FICUS	3 GAL.
SHRUB	HA	4	Hibiscus 'Anderson Crepe'	8" HT. O.A. STANDARD
SHRUB	HA	4	ANDERSON CREPE HIBISCUS	15 GAL.
SHRUB	IT	50	*Isora latensis 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	IT	50	DWARF IKORA	3 GAL.
SHRUB	SV	156	Schefflera arborescens 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	SV	156	VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As	Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOO

* DENOTES NATIVE SPECIES



LANDSCAPE LIST				
TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
1		2	*Magnolia virginiana	18" HT. X 8" SPR. / 3" CAL.
2		4	SWEET BAY MAGNOLIA	F.G.
2		4	*Conocarpus erectus 'verticatus'	8" HT. X 4" SPR. / 2" CAL.
2		9	SILVER BUTTONWOOD	F.G.
4		6	Senna surratensis	10" HT. X 5" SPR. / 2" CAL.
4		6	GLAUCOUS CASSIA	F.G.
4		2	Valerha montgomeryana 'single'	18" O.A. HT. MIN.
4		2	SINGLE MONTGOMERY PALM	F.G.
4		2	Valerha montgomeryana 'double'	20" O.A. HT. MIN. DOUBLE
4		2	DOUBLE MONTGOMERY PALM	F.G. STAGGERED.
4		2	Valerha montgomeryana 'triple'	20" O.A. HT. MIN. TRIPLE
4		2	TRIPLE MONTGOMERY PALM	F.G. STAGGERED.
SHRUBS AND GROUNDCOVERS				
SHRUB	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
SHRUB	AB	2	Aschmea blanchetiana	36" HT. X 24" SPR.
SHRUB	CE	52	BRIGHT YELLOW BROMELAD	12" POT
SHRUB	CG	119	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CG	119	GREEN BUTTONWOOD	3 GAL.
SHRUB	CG	119	*Clusia guiffiera	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CG	119	SMALL LEAF CLUSIA	3 GAL.
GROUND COVER	CV	10	Codoeum variegatum 'Mammey'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	DE	74	RED - YELLOW CROTON	3 GAL.
GROUND COVER	DE	74	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	DE	74	GOLD MOUND DURANTA	3 GAL.
SHRUB	HA	4	Hibiscus 'Anderson Crepe'	8" HT. O.A. STANDARD
SHRUB	HA	4	ANDERSON CREPE HIBISCUS	15 GAL.
SHRUB	IT	24	*Isora latensis 'Dwarf'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	IT	24	DWARF IKORA	3 GAL.
SHRUB	SV	156	Schefflera arborescens 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	SV	156	VARIEGATED SCHEFFLERA	3 GAL.
LAWN	As	Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOO

* DENOTES NATIVE SPECIES

BUILDING TYPE 1 - (10 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS PER UNIT:

TREES: 20

SHRUBS: 381

GROUNDCOVERS: 199

TOTAL UNIT COUNTS (10 UNITS):

TREES: 200

SHRUBS: 3,810

GROUNDCOVERS: 1,990

TOTAL NATIVE COUNTS (10 UNITS):

TREES: 60

SHRUBS: 2,130

TOTAL CANOPY PROVIDED (10

UNITS): 59,000 S.F.

BUILDING TYPE 2 - (2 BUILDINGS)

REQUIRED TREES: 1 PER UNIT

PLANT COUNTS PER UNIT:

TREES: 16

SHRUBS: 333

GROUNDCOVERS: 108

TOTAL UNIT COUNTS (2 UNITS):

TREES: 32

SHRUBS: 666

GROUNDCOVERS: 216

TOTAL NATIVE COUNTS (2 UNITS):

TREES: 12

SHRUBS: 342

TOTAL CANOPY PROVIDED (2

UNITS): 9,800 S.F.

TYPICAL TOTALS

TOTAL TREES: 232

TOTAL SHRUBS: 4,143

GROUNDCOVERS: 2,206

CANOPY: 68,800 S.F.

Celebration Pointe South

Margate, Florida

TYPICAL BUILDINGS LANDSCAPE PLAN

Project:

Revisions:

Seal:

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

Drawing: Typical Bldgs. Landscape Plan

Date: 07/06/2015

Scale: 1" = 10'-0"

Drawn by: LDC

Sheet No.:

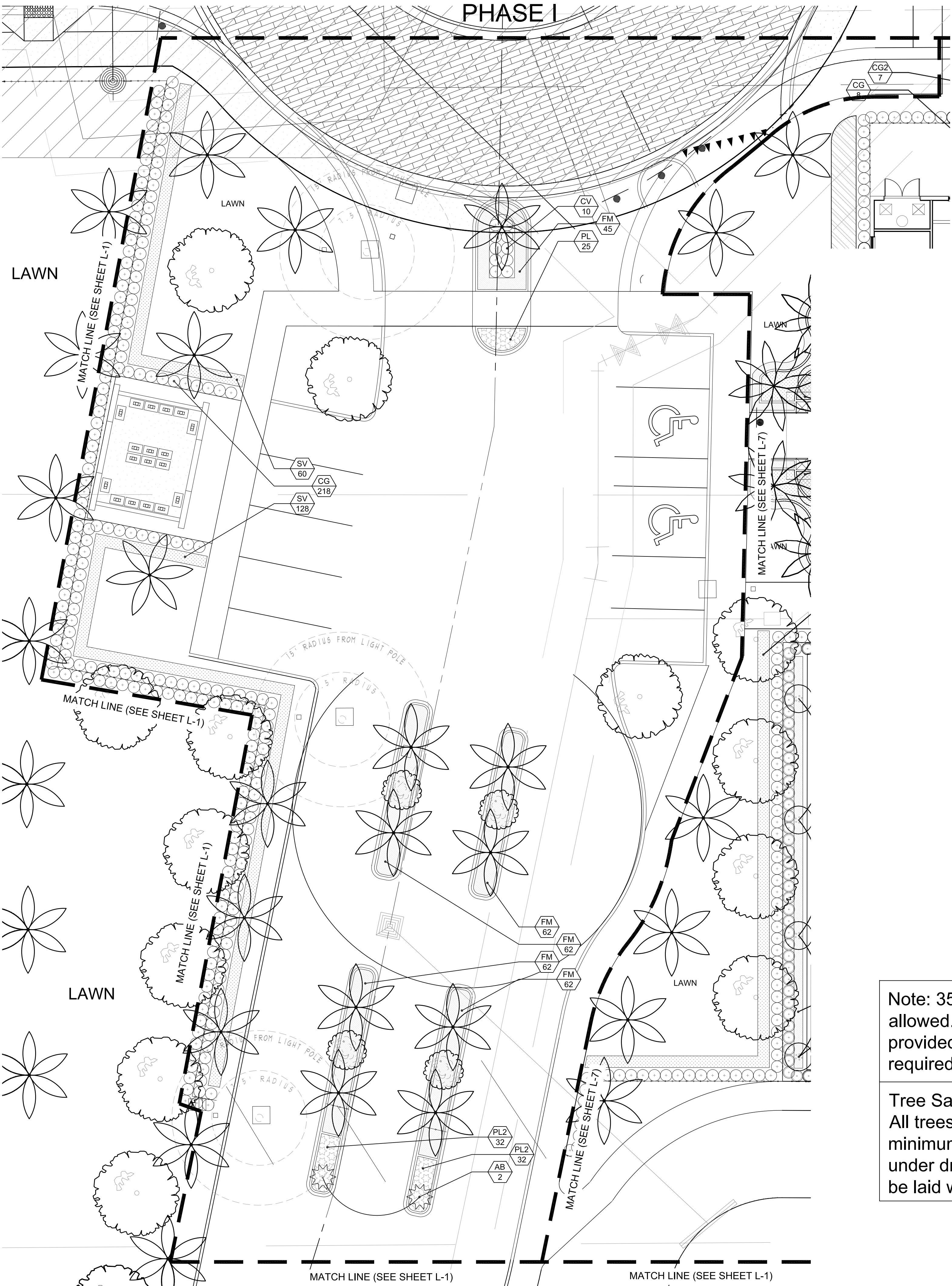
Cad Id.: 2015-058

L-5

WITKIN HULTS
DESIGN GROUP
307 South 21st Avenue, Hollywood, Florida
phone: 954.923.9681 fax: 954.923.9689
www.witkindesign.com

TYPICAL BLDGS. LANDSCAPE PLAN

Scale: 1" = 10'-0"



LANDSCAPE LIST				
TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
1		4	*Swietenia mahagoni	12' HT. X 5' SPR., 2" CAL.
1		4	MAHOGANY	F.G.
1		4	Tabebuia heterophylla	12' HT. X 5' SPR., 2" CAL.
1		4	PINK TRUMPET TREE	F.G.
1		12	*Bursera simaruba	12' HT. x 4" SPR., 2" CAL.,
1		12	GUMBO LIMBO	F.G.
1		67	*Conocarpus erectus	12' HT. x 4" SPR., 2" CAL.,
1		67	GREEN BUTTONWOOD	F. G.
2		31	*Ilex x attenuata 'East Palatka'	12' HT. X 4" SPR. 2" CAL.
2		31	EAST PALATKA HOLLY	F.G., 5' CLEAR TRUNK
2		8	Senna surattensis	10' HT. X 5' SPR. 2" CAL.
2		8	GLAUCOUS CASSIA	F.G.
2		4	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
2		4	JAPANESE PRIVET	F. G.
1		17	*Quercus virginiana	12' HT. x 4" SPR., 2" CAL.,
1		17	LIVE OAK	F.G., F.F.
3		35	*Roystonea elata	20' O.A. HT. MIN.
3		35	ROYAL PALM	F.G.
3		4	Phoenix sylvestris	12' C.T.
3		4	SILVER DATE PALM	F.G.
4		4	Veitchia montgomeryana 'triple'	20' O.A. HT. MIN., TRIPLE
4		4	TRIPLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS				
SHR/VC	SYM.	QUAN.	PROPOSED MATERIAL	DESCRIPTION
ACCENT	AB	5	Aechmea blanchettiana	36" HT. X 24" SPR.
ACCENT	AB	5	BRIGHT YELLOW BROMELIAD	10" POT
SHRUB	AW	12	Acalypha thi 'Island Sunrise'	4' HT. X 36" SPR.
SHRUB	AW	12	ISLAND SUNRISE COPPERLEAF	7 GAL.
SHRUB	BG	328	Bougainvillea 'Barbar Karst'	30" HT. X 24" SPR. / 24" O.C.
SHRUB	BG	328	BOUGAINILLEA	3 GAL. TRL
SHRUB	CE	811	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CE	811	GREEN BUTTONWOOD	3 GAL.
SHRUB	CES	31	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
SHRUB	CES	31	SILVER BUTTONWOOD	3 GAL.
SHRUB	CG	554	Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
SHRUB	CG	554	SMALL LEAF CLUSIA	7 GAL.
SHRUB	CG2	50	Clusia guttifera	5' HT. X 3' SPR. / 3" O.C.
SHRUB	CG2	50	SMALL LEAF CLUSIA	15 GAL., FULL TO BASE
GROUND COVER	CV	24	Codiaeum variegatum 'Mammy'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	CV	24	RED - YELLOW CROTON	3 GAL.
SHRUB	DE	64	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
SHRUB	DE	64	GOLD MOUND DURANTA	3 GAL.
ACCENT	EF	6	*Eugenia foetida 'TOPIARY CONE'	7' O.A. HT. TOPIARY CONE
ACCENT	EF	6	SPANISH STOPPER	10 GAL., FULL TO BASE
GROUND COVER	FM	489	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
GROUND COVER	FM	489	GREEN ISLAND FIGUS	3 GAL.
ACCENT	HA	4	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
ACCENT	HA	4	ANDERSON CREPE HIBISCUS	15 GAL.
SHRUB	HL	101	*Hymenocallis latifolia	24" HT. X 24" SPR. / 24" O.C.
SHRUB	HL	101	SPIDER LILY	3 GAL.
SHRUB	JI	2	Jatropha integrifolia	6' HT. X 4" SPR.
SHRUB	JI	2	JATROPHA TREE	15 GAL., FULL
SHRUB	JM	56	Jasmine multiflorum	24" HT. X 24" SPR. / 24" O.C.
SHRUB	JM	56	DOWNY JASMINE	3 GAL.
SHRUB	JV	18	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
SHRUB	JV	18	WAX JASMINE	3 GAL.
SHRUB	MC	64	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
SHRUB	MC	64	PINK MUHLY GRASS	3 GAL.
GROUND COVER	PD	68	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR. / 15" O.C.
GROUND COVER	PD	68	PODOCARPUS PRINGLES DWARF	3 GAL.
GROUND COVER	PL	40	Pentas lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
GROUND COVER	PL	40	DWARF PENTAS	1 GAL.
GROUND COVER	PL2	64	Pentas lanceolata 'New Look White'	12" HT. X 12" SPR. / 12" O.C.
GROUND COVER	PL2	64	DWARF PENTAS	1 GAL.
GROUND COVER	SA	95	Schefflera arborescens	24" HT. X 24" SPR. / 24" O.C.
GROUND COVER	SA	95	GREEN SCHEFFLERA	3 GAL.
GROUND COVER	SV	318	Schefflera arborescens 'Trinetti'	18" HT. X 18" SPR. / 18" O.C.
GROUND COVER	SV	318	VARIEGATED SCHEFFLERA	3 GAL.
GROUND COVER	LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
GROUND COVER	LAWN	As Required	ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

WITKIN HULTS DESIGN GROUP

307 South 21st Avenue, Hollywood, Florida 33021
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www.witkindesign.com

Project:

Celebration Pointe South

Margate, Florida

ENTRY LANDSCAPE PLAN

Revisions:

Seal:

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

Drawing: Entry Landscape Plan

Date: 07/06/2015

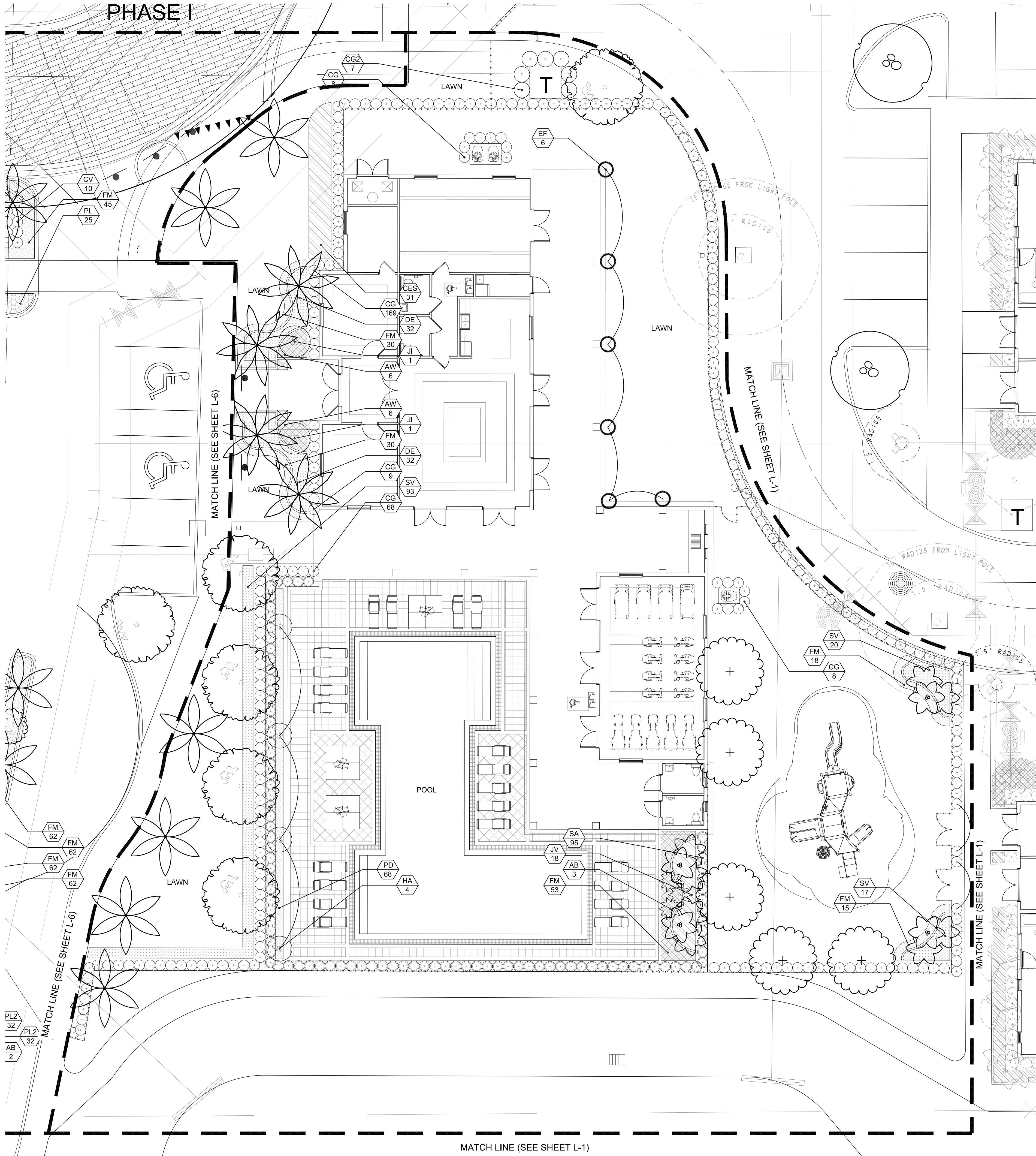
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Drawn by: LDC

Sheet No.:

L-6

Cad Id.: 2015-058



LANDSCAPE LIST				
TREES				
CATEG.	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
1		4	*Swietenia mahagoni	12' HT. X 5' SPR., 2" CAL.
1		4	Tabebuia heterophylla	12' HT. X 5' SPR., 2" CAL.
1		12	*Bursera simaruba	12' HT. X 4" SPR., 2" CAL.
1		67	*Conocarpus erectus	12' HT. X 4" SPR., 2" CAL.
2		31	*Ilex x attenuata 'East Palatka'	12' HT. X 4" SPR., 2" CAL.
2		8	Senna surattensis	10' HT. X 5' SPR., 2" CAL.
2		4	Ligustrum japonicum	8' HT. X 10' SPR., MULTI TRUNK
1		17	*Quercus virginiana	12' HT. X 4" SPR., 2" CAL.
3		35	*Roystonea elata	20' O.A. HT. MIN.
3		4	Phoenix sylvestris	12' C.T.
4		4	Velechia montgomeryana 'triple'	20' O.A. HT. MIN., TRIPLE
			TRIPLE MONTGOMERY PALM	F.G., STAGGERED.
SHRUBS AND GROUNDCOVERS				
SHR/VC	SYM.	QUAN.	PROPOSED MATERIAL	DESCRIPTION
ACCENT	AB	5	Aechmea blanchettiana	36" HT. X 24" SPR.
			BRIGHT YELLOW BROMELIAD	10" POT
SHRUB	AW	12	Acalypha tik 'Island Sunrise'	4' HT. X 36" SPR.
			ISLAND SUNRISE COPPERLEAF	7 GAL.
SHRUB	BG	328	Bougainvillea 'Barbar Kars'	30" HT. X 24" SPR. / 24" O.C.
			BOUGAINVILLEA	3 GAL., TRL
SHRUB	CE	811	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
			GREEN BUTTWOOD	3 GAL.
SHRUB	CES	31	*Conocarpus erectus 'sericeus'	24" HT. X 24" SPR. / 24" O.C.
			SILVER BUTTWOOD	3 GAL.
SHRUB	CG	554	Clusia guttifera	36" HT. X 24" SPR. / 24" O.C.
			SMALL LEAF CLUSIA	7 GAL.
SHRUB	CG2	50	Clusia guttifera	5' HT. X 3' SPR. / 3" O.C.
			SMALL LEAF CLUSIA	15 GAL., FULL TO BASE
GROUND COVER	CV	24	Codiaeum variegatum 'Mammy'	18" HT. X 18" SPR. / 18" O.C.
			RED - YELLOW CROTON	3 GAL.
SHRUB	DE	64	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
			GOLD MOUND DURANTA	3 GAL.
ACCENT	EF	6	*Eugenia foetida 'TOPIARY CONE'	7' O.A. HT. TOPIARY CONE
			SPANISH STOPPER	10 GAL., FULL TO BASE
GROUND COVER	FM	489	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
			GREEN ISLAND FIGUS	3 GAL.
ACCENT	HA	4	Hibiscus 'Anderson Crepe'	6' HT. O.A., STANDARD
			ANDERSON CREPE HIBISCUS	15 GAL.
SHRUB	HL	101	*Hymenocallis latifolia	24" HT. X 24" SPR. / 24" O.C.
			SPIDER LILY	3 GAL.
SHRUB	JI	2	Jatropha integrifolia	6' HT. X 4" SPR.
			JATROPHA TREE	15 GAL., FULL
SHRUB	JM	56	Jasmine multiflorum	24" HT. X 24" SPR. / 24" O.C.
			DOWNY JASMINE	3 GAL.
SHRUB	JV	18	Jasmine volubile	24" HT. X 24" SPR. / 24" O.C.
			WAX JASMINE	3 GAL.
SHRUB	MC	64	*Muhlenbergia capillaris	24" HT. X 24" SPR. / 24" O.C.
			PINK MUHLY GRASS	3 GAL.
GROUND COVER	PD	68	Podocarpus macrophyllus 'Pringles Dwarf'	15" HT. X 15" SPR. / 15" O.C.
			PODOCARPUS PRINGLES DWARF	3 GAL.
GROUND COVER	PL	40	Pentas lanceolata 'New Look Pink'	12" HT. X 12" SPR. / 12" O.C.
			DWARF PENTAS	1 GAL.
GROUND COVER	PL2	64	Pentas lanceolata 'New Look White'	12" HT. X 12" SPR. / 12" O.C.
			DWARF PENTAS	1 GAL.
GROUND COVER	SA	95	Schefflera arborescens	24" HT. X 24" SPR. / 24" O.C.
			GREEN SCHEFFLERA	3 GAL.
GROUND COVER	SV	318	Schefflera arborescens 'Trinetti'	18" HT. X 18" SPR. / 18" O.C.
			VARIEGATED SCHEFFLERA	3 GAL.
GROUND COVER	LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
			ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

Note: 35% Palm substitutions allowed. Any palms above 35% provided are above and beyond required code compliance

Tree Saucer Note:
All trees must have a 5' minimum radius saucer of mulch under dripline. No mulch shall be laid within 6" of trunk.

CLUBHOUSE LANDSCAPE PLAN

Scale: 1" = 10'-0"

NORTH



Revisions:

Seal:

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

Drawing: Clubhouse Landscape Plan

Date: 07/06/2015

Scale: 1" = 10'-0"

Drawn by: LDC

Sheet No.:

Cad Id.: 2015-058

Celebration Pointe South

Margate, Florida

CLUBHOUSE LANDSCAPE PLAN

Project:

Revisions:

Seal:

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

Drawing: Clubhouse Landscape Plan

Date: 07/06/2015

Scale: 1" = 10'-0"

Drawn by: LDC

Sheet No.:

Cad Id.: 2015-058

Revisions:

Seal:

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

Drawing: Clubhouse Landscape Plan

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Date: 07/06/2015

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Revisions:

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Lic. # LA0000889
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Drawing: Clubhouse Landscape Plan

Date: 07/06/2015

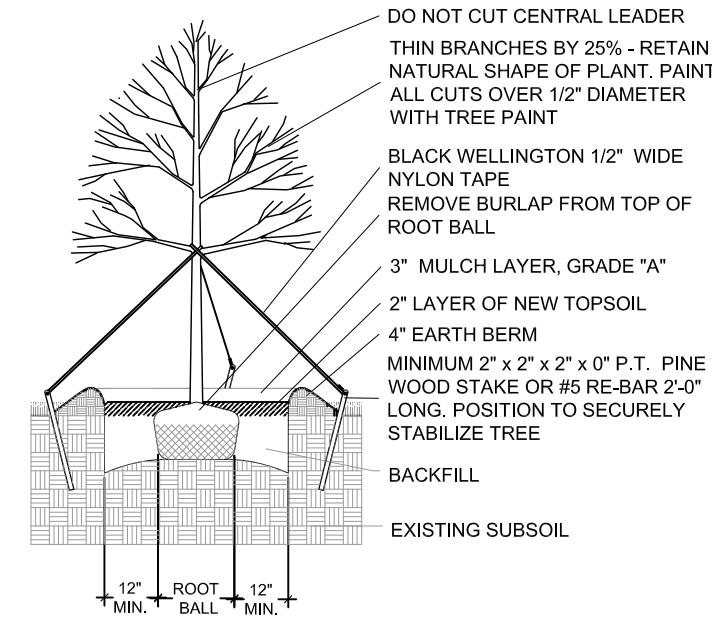
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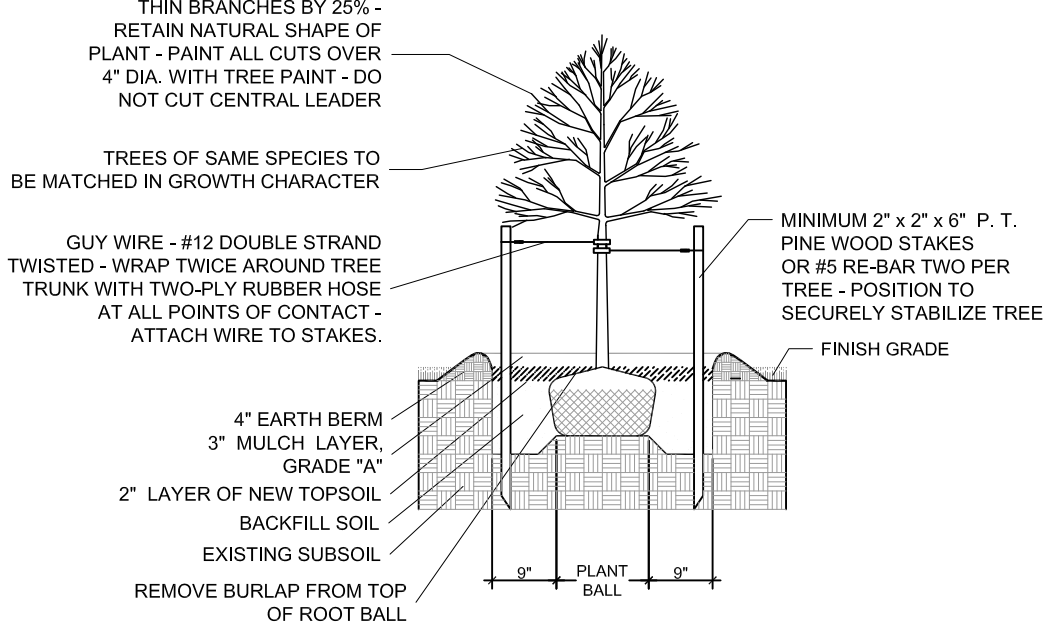
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Cad Id.: 2015-058

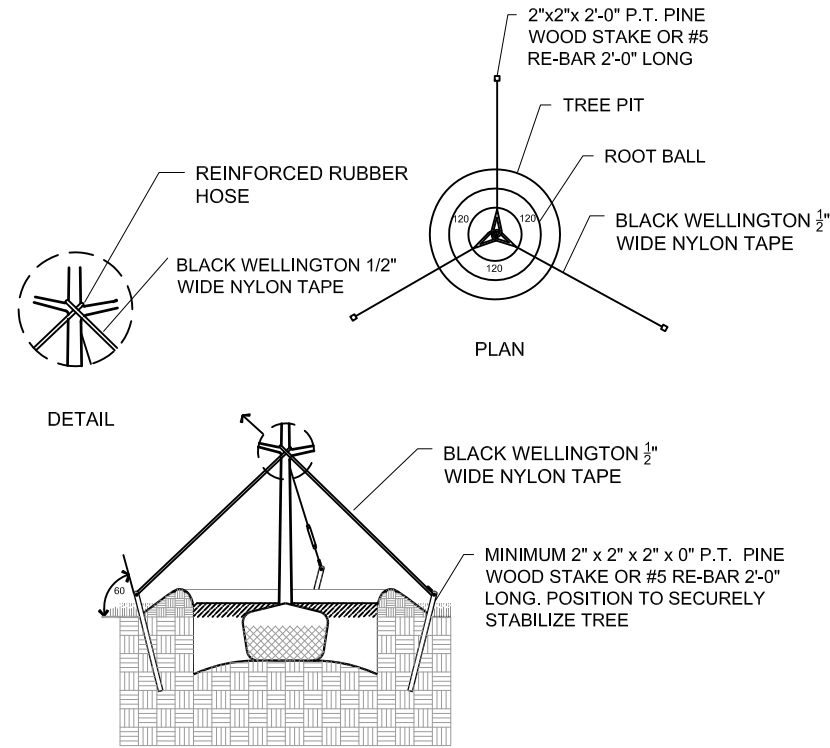
Revisions:



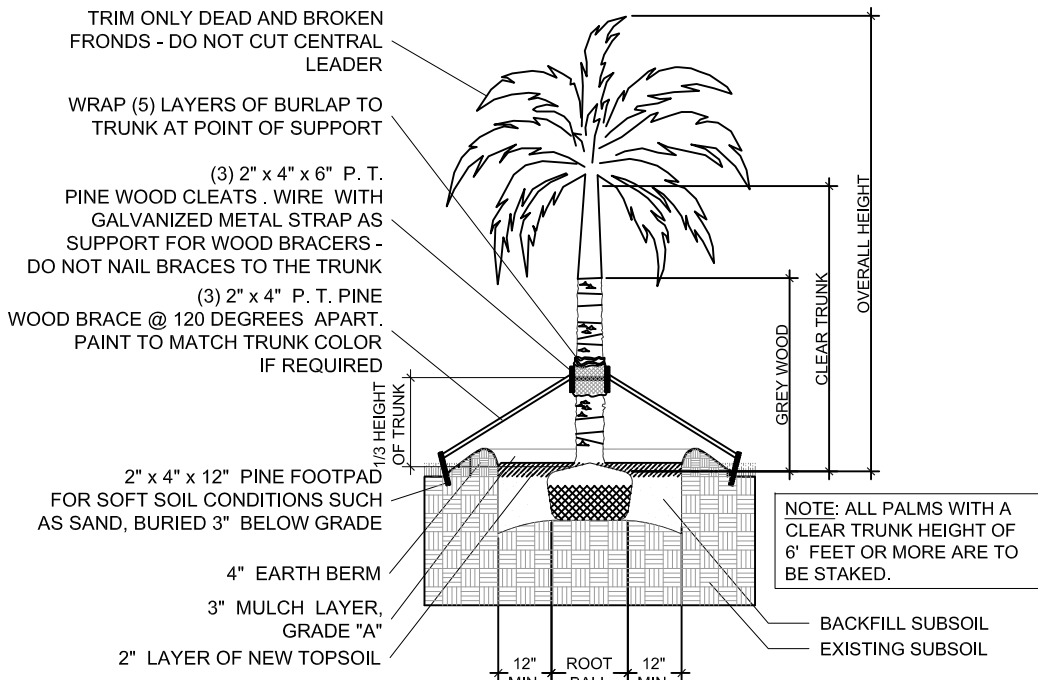
LARGE TREE PLANTING DETAIL



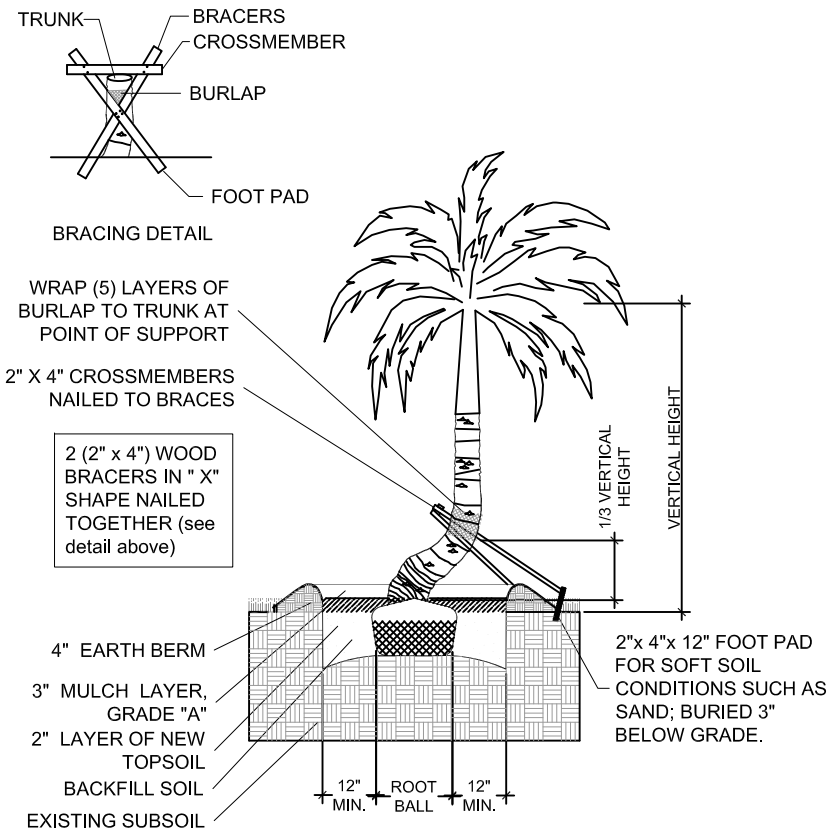
SMALL TREE PLANTING DETAIL



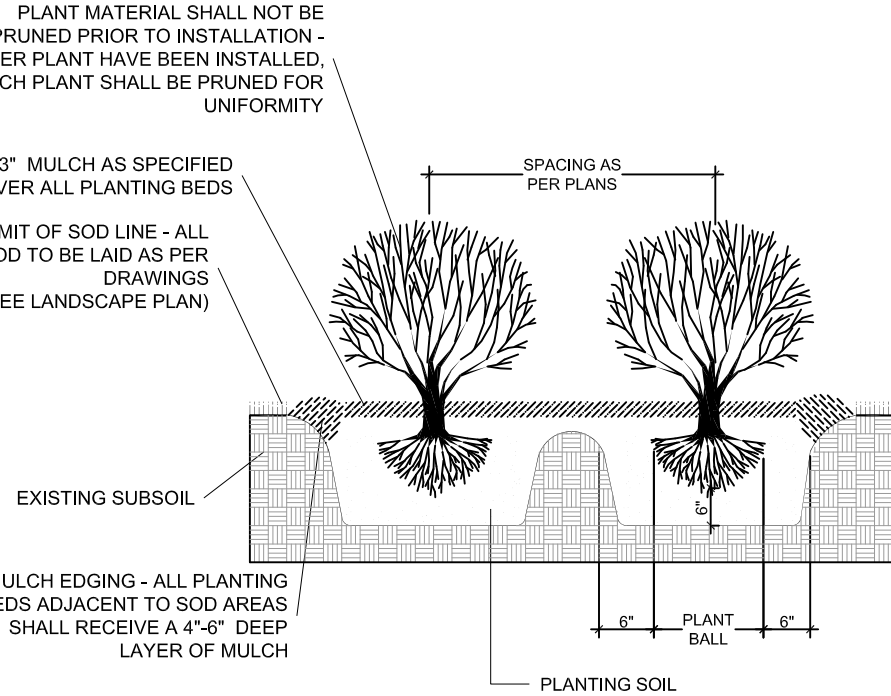
TYPICAL TREE GUYING DETAIL



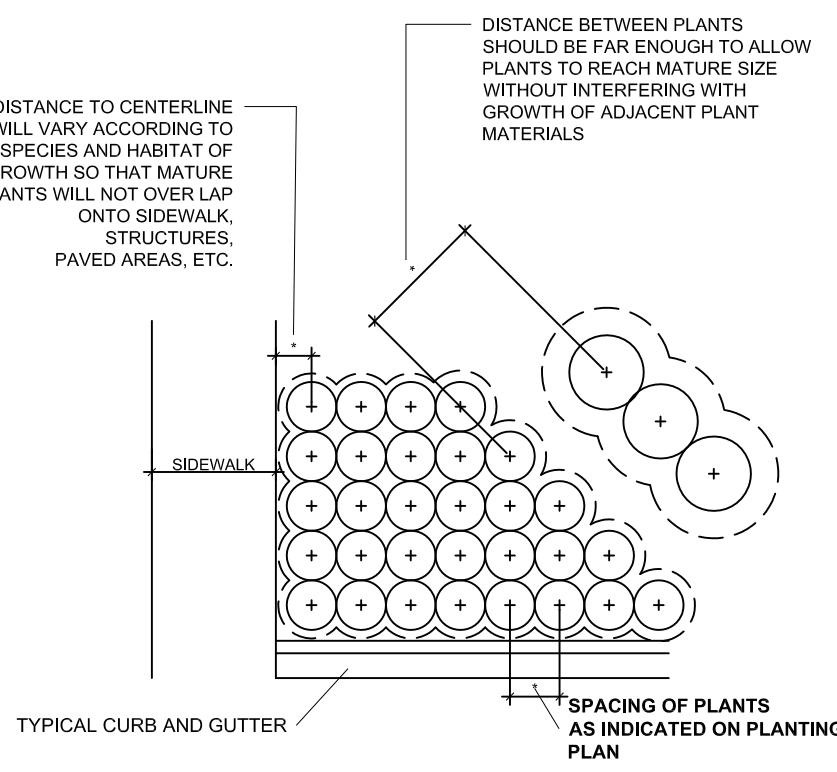
STRAIGHT TRUNK PALM PLANTING DETAIL



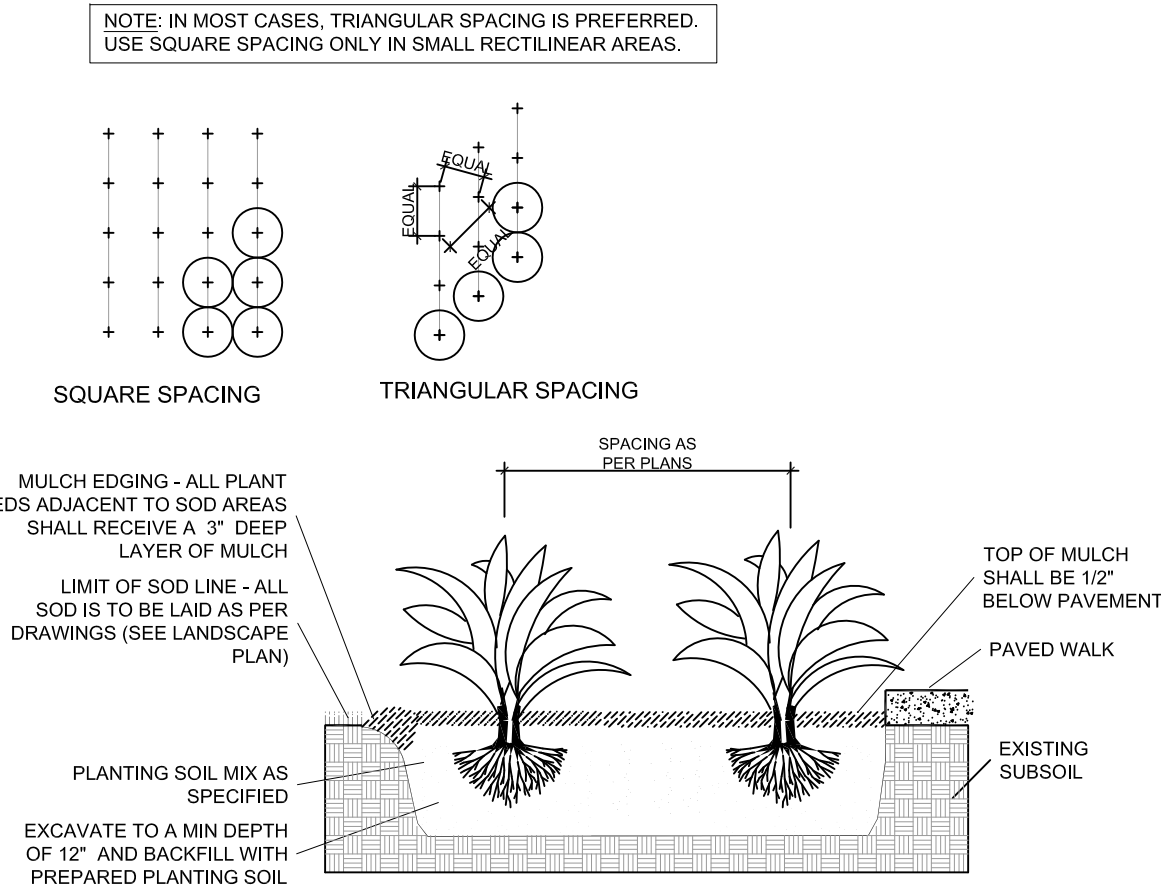
CURVED TRUNK PALM PLANTING DETAIL



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 'Floratum' 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 uniformly 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.

Celebration Pointe South

Margate, Florida

LANDSCAPE DETAILS

Project:

Revisions:

Seal:

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

Drawing: Landscape Details

Date: 07/06/2015

Scale: NTS

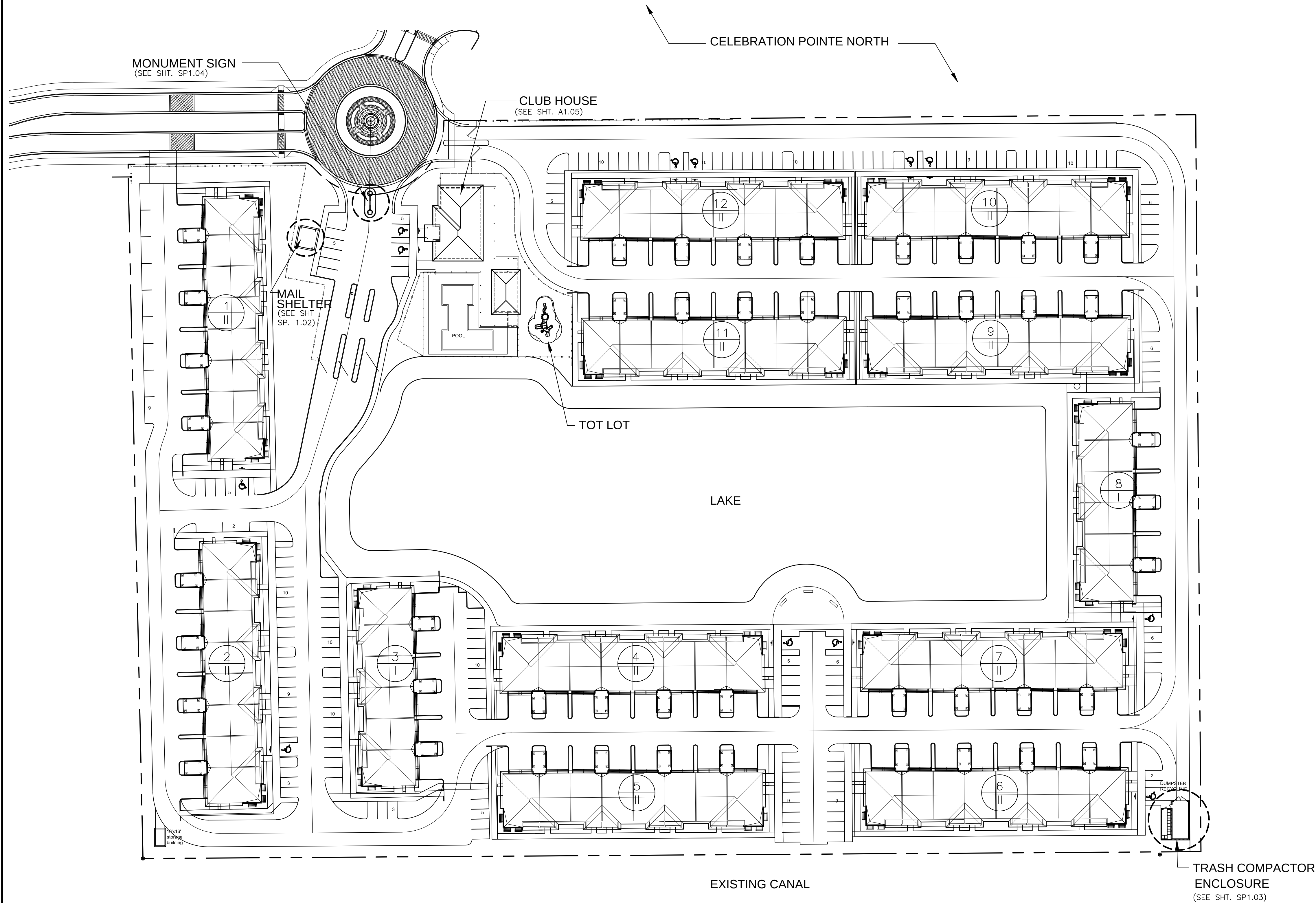
Drawn by: LDC

Sheet No.:

L-8

Cad Id.: 2015-058

WITKIN HULTS
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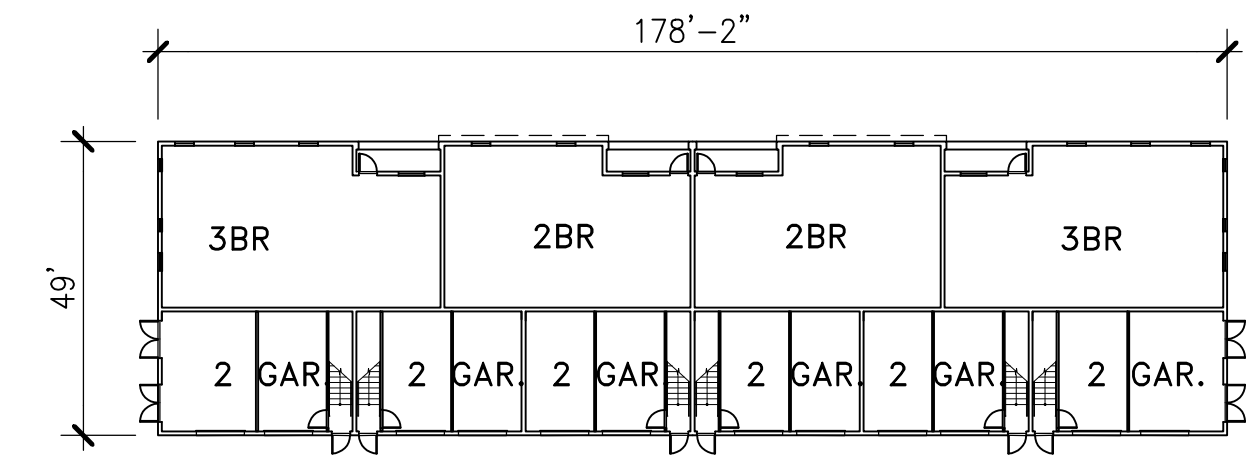
NOTE

1. REFER TO CIVIC DRAWINGS FOR CALCULATIONS & DIMENSIONS

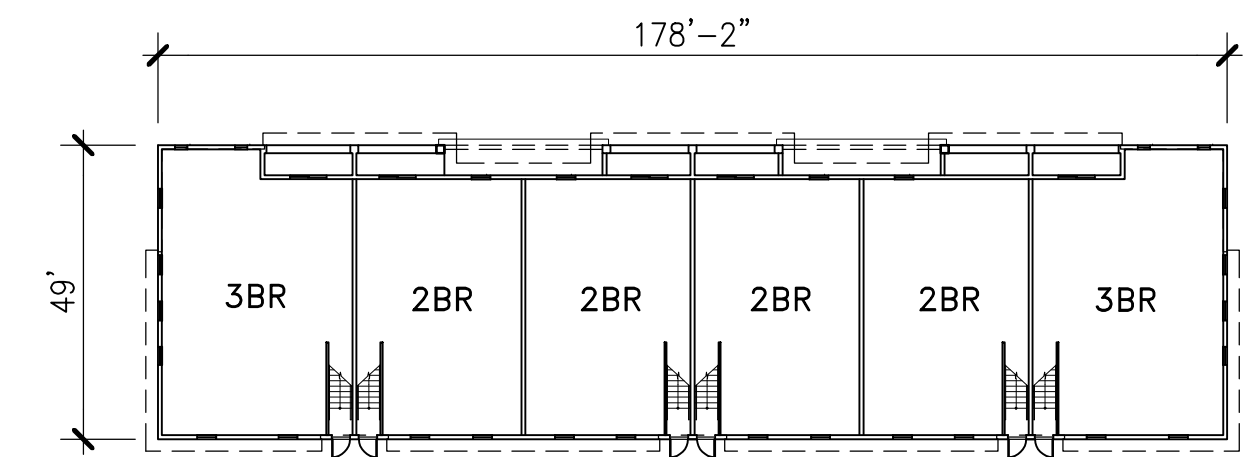
LEGEND

REFERS TO BUILDING No.
REFERS TO BUILDING TYPE

BUILDING TYPES



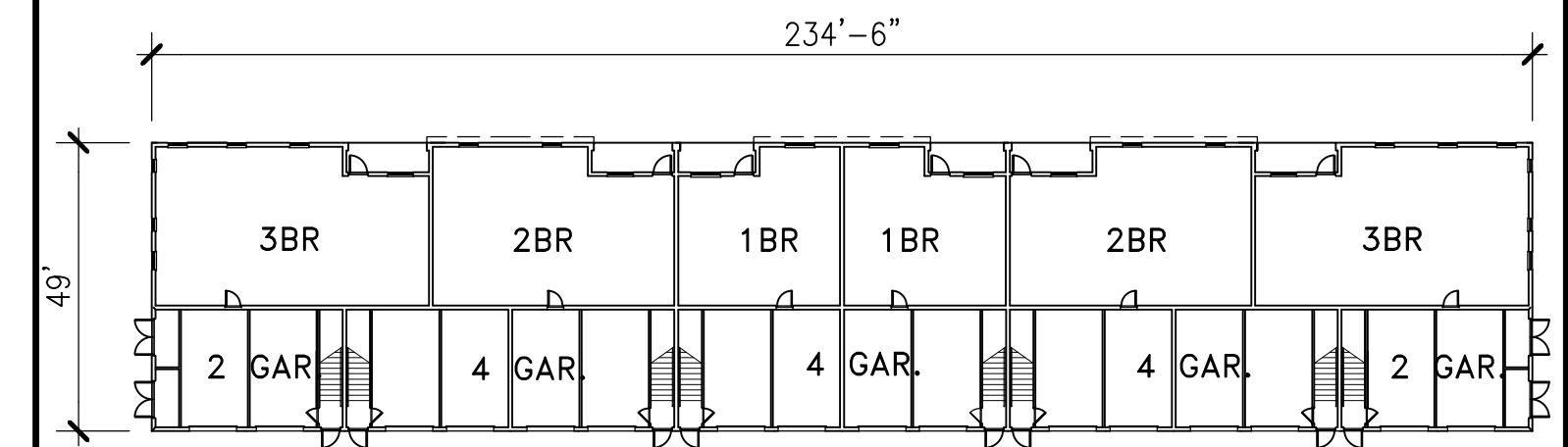
GROUND FLOOR



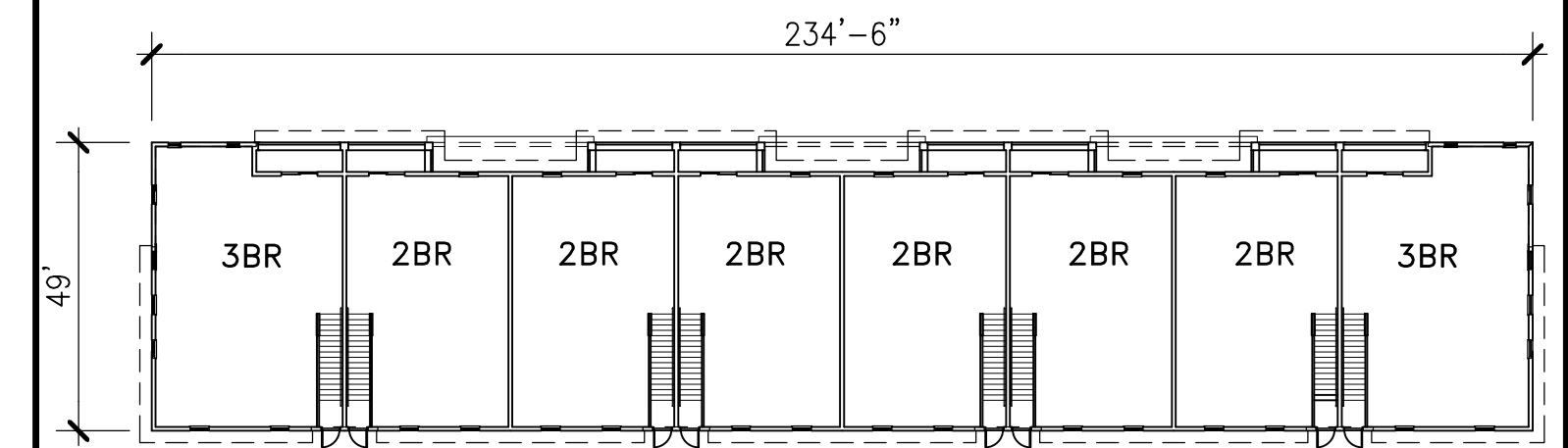
SECOND & THIRD FLOORS

(2) TYPE I - (16-UNITS & 12-GARAGES)

NTS



GROUND FLOOR



SECOND & THIRD FLOORS

(10) TYPE II - (22-UNITS & 16-GARAGES)

NTS



**Palenzuela
& Hevia**
Design Group, Inc.

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SEAL
EUGENIO PALENZUELA
AR-0016210

CONSULTANT

SITE PLAN - INTERNAL C.H. OPTION
CELEBRATION POINTE SOUTH

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

DRAWING:
PROJECT:

DESIGNED BY: E.P./A.M.H.

DRAWN BY: M.M.

CHECKED BY: E.P./A.M.H.

SCALE: AS NOTED

DATE: 7-08-2015

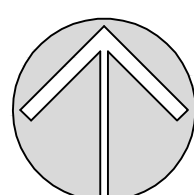
JOB No.: 1504

DATE: REVISION:

SHEET No.: OF:

SP1.01

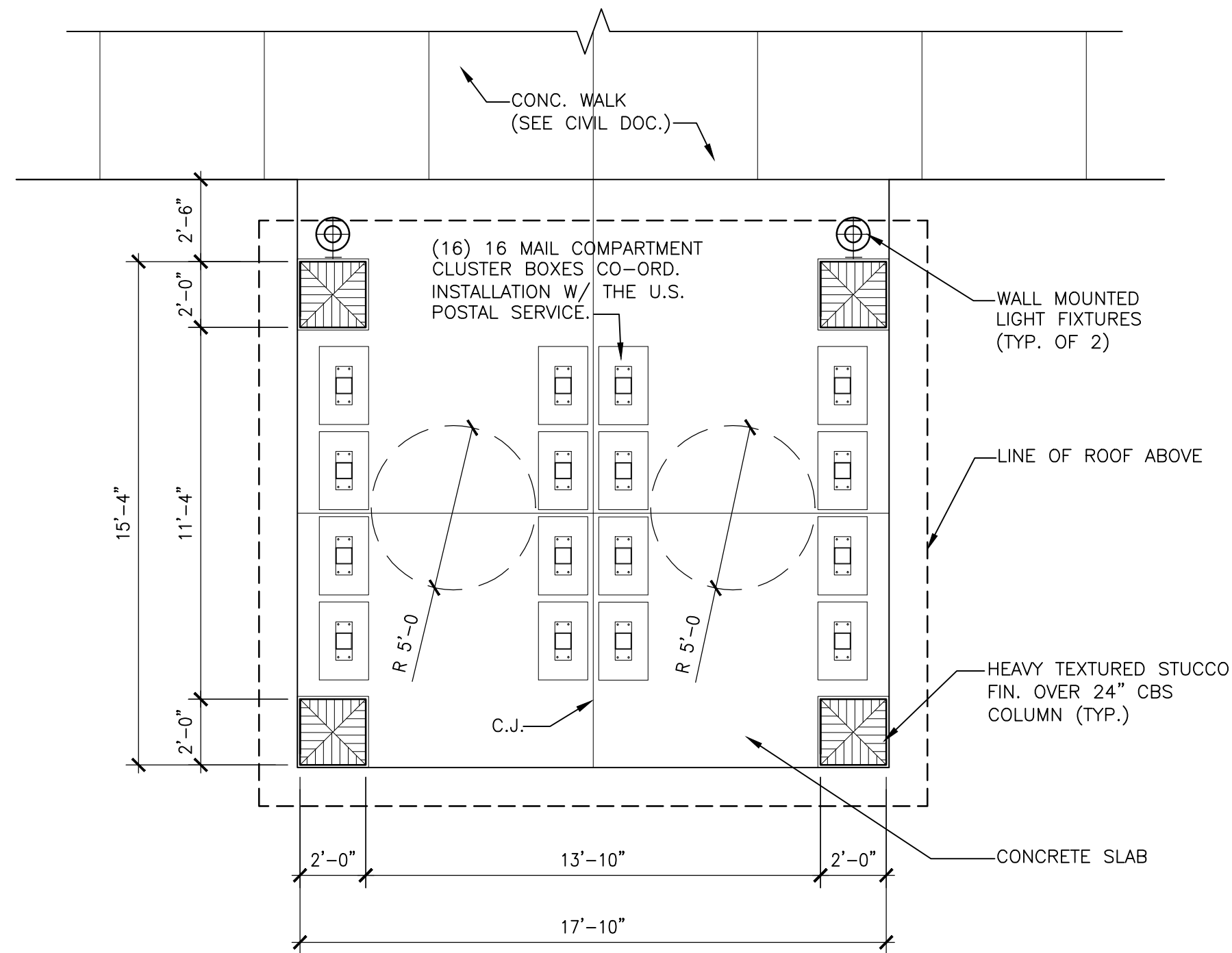
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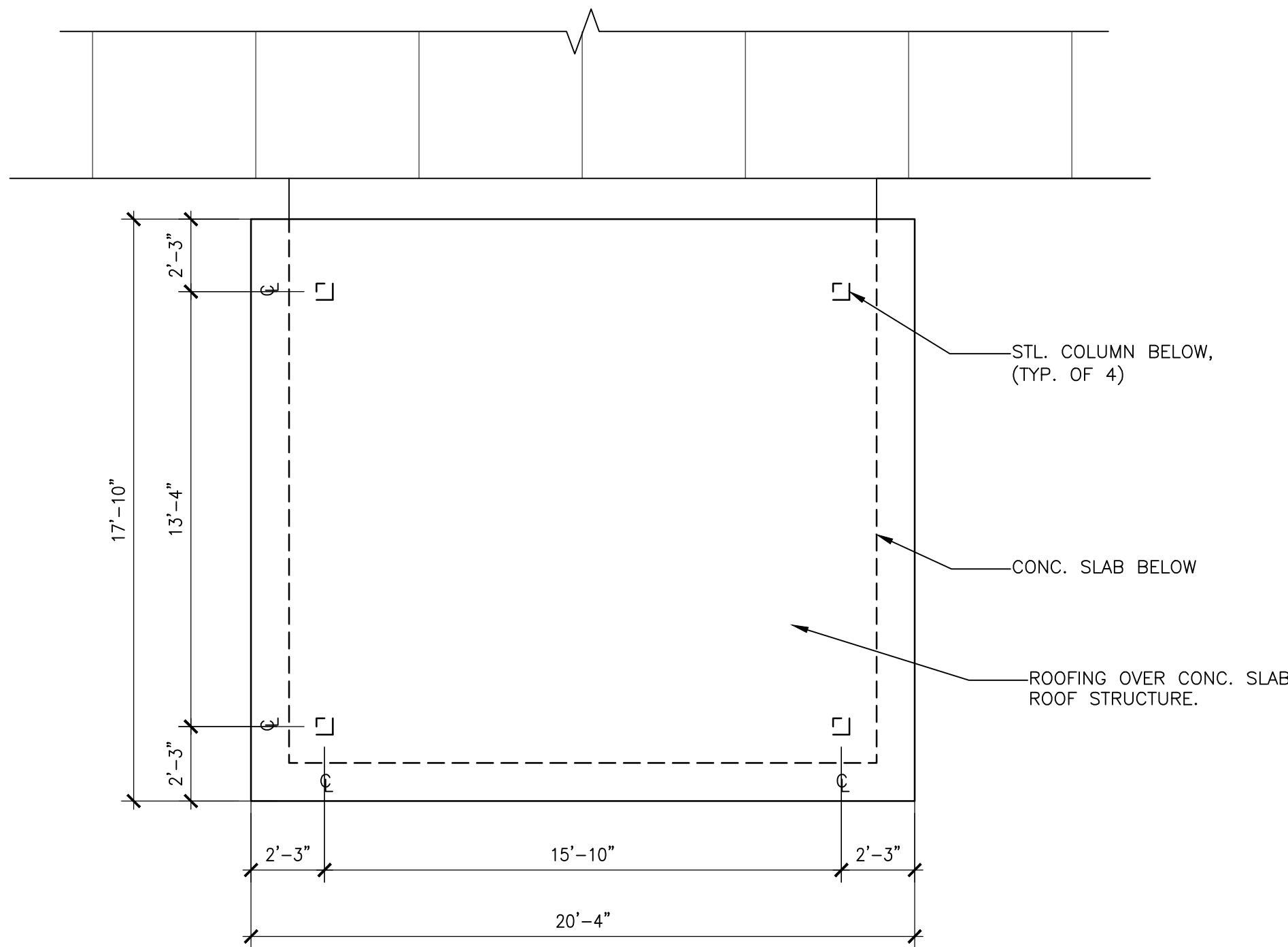
SITE PLAN - 252 TOTAL UNITS

(TOTAL UNIT MIX: 20-1 BR/1BTH, 160-2BR/2BTH & 72-3BR/2BTH)

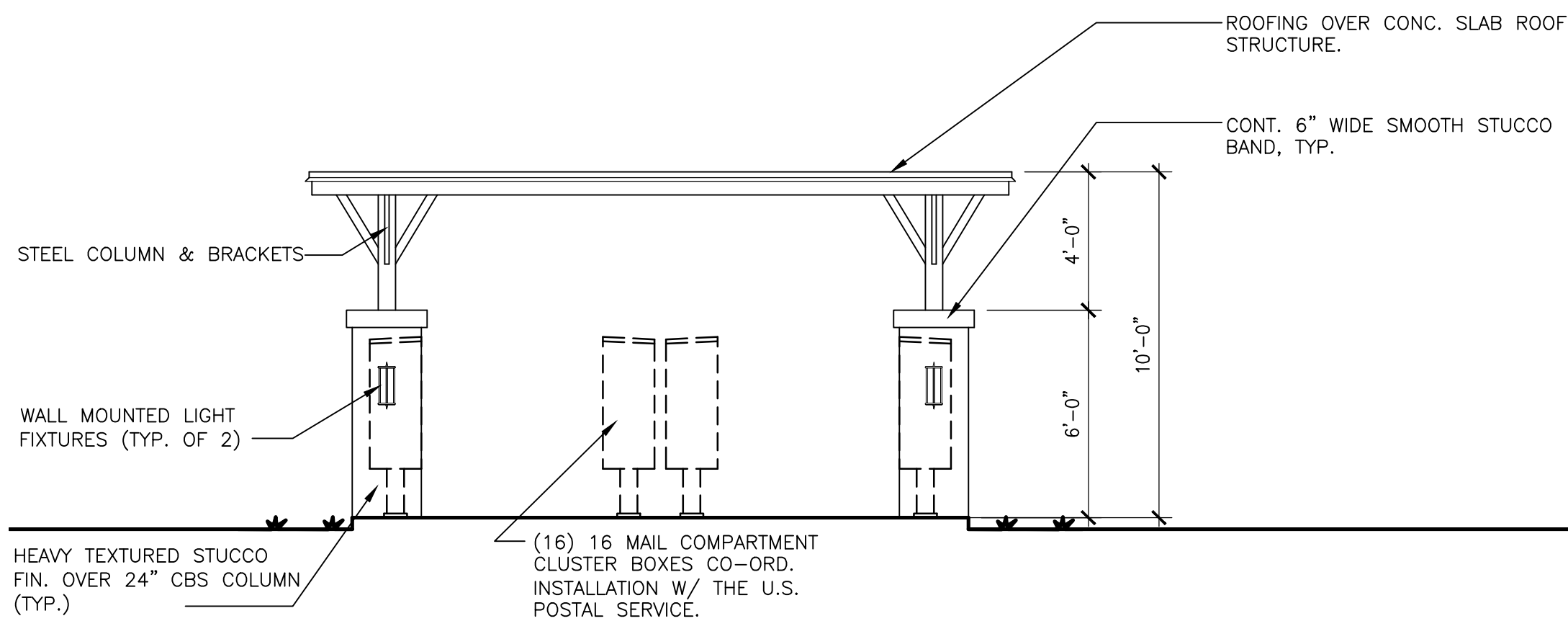
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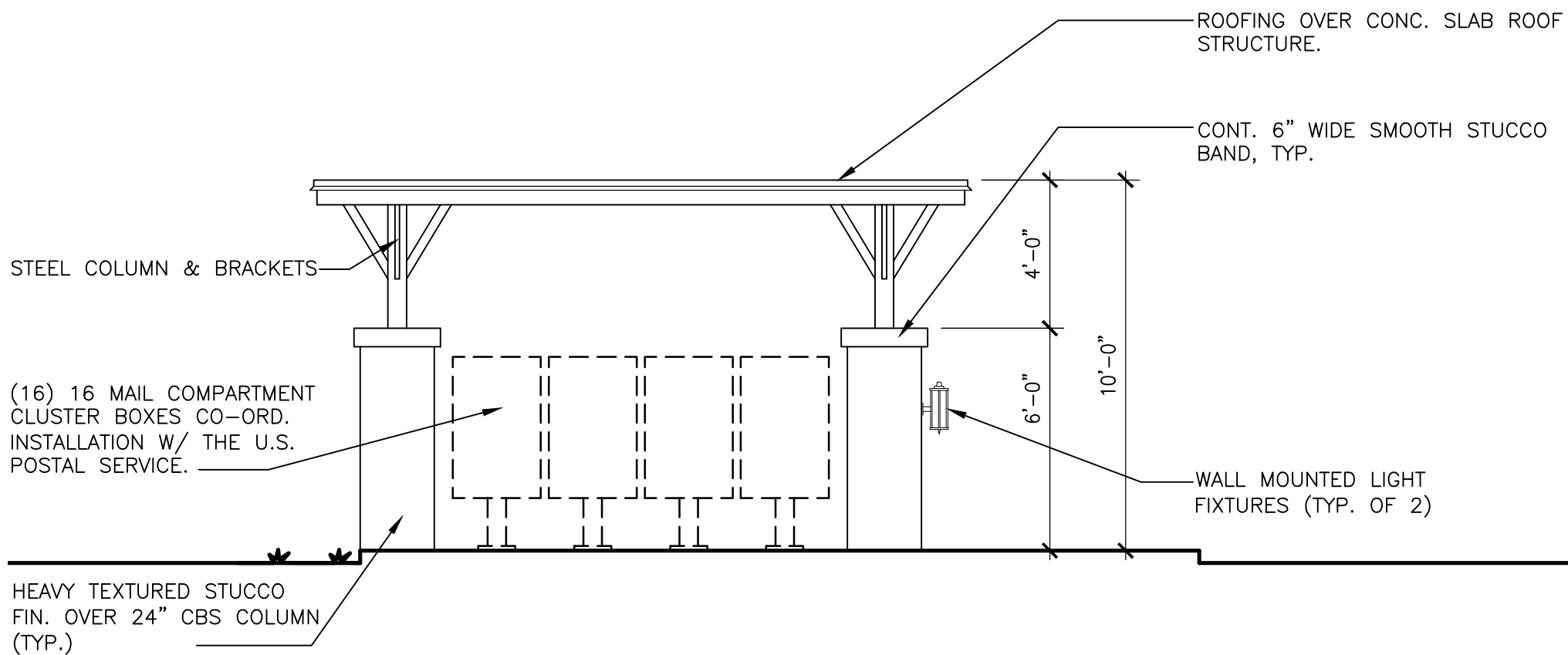
GROUND FLOOR PLAN



ROOF PLAN



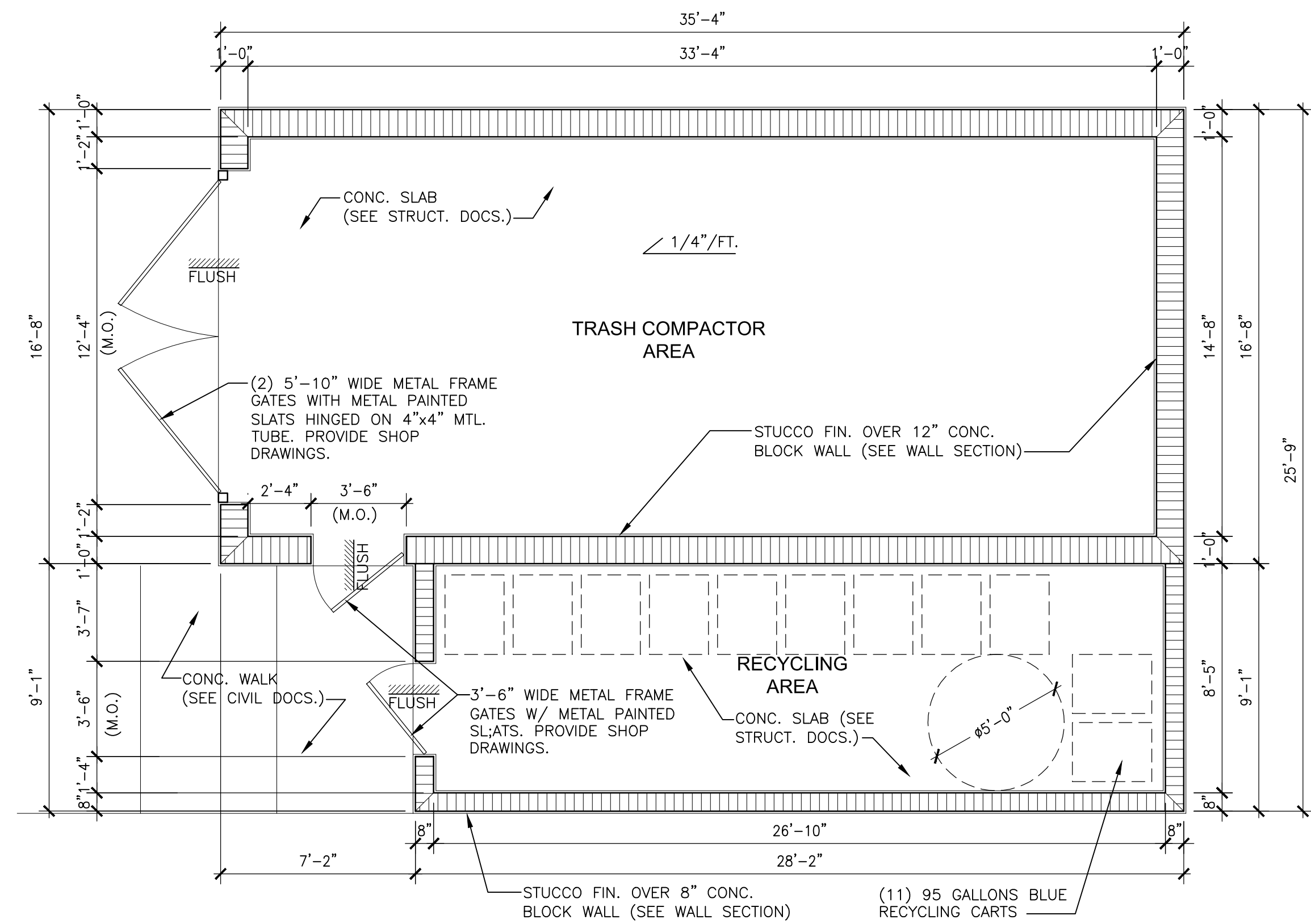
FRONT ELEVATION



SIDE ELEVATION

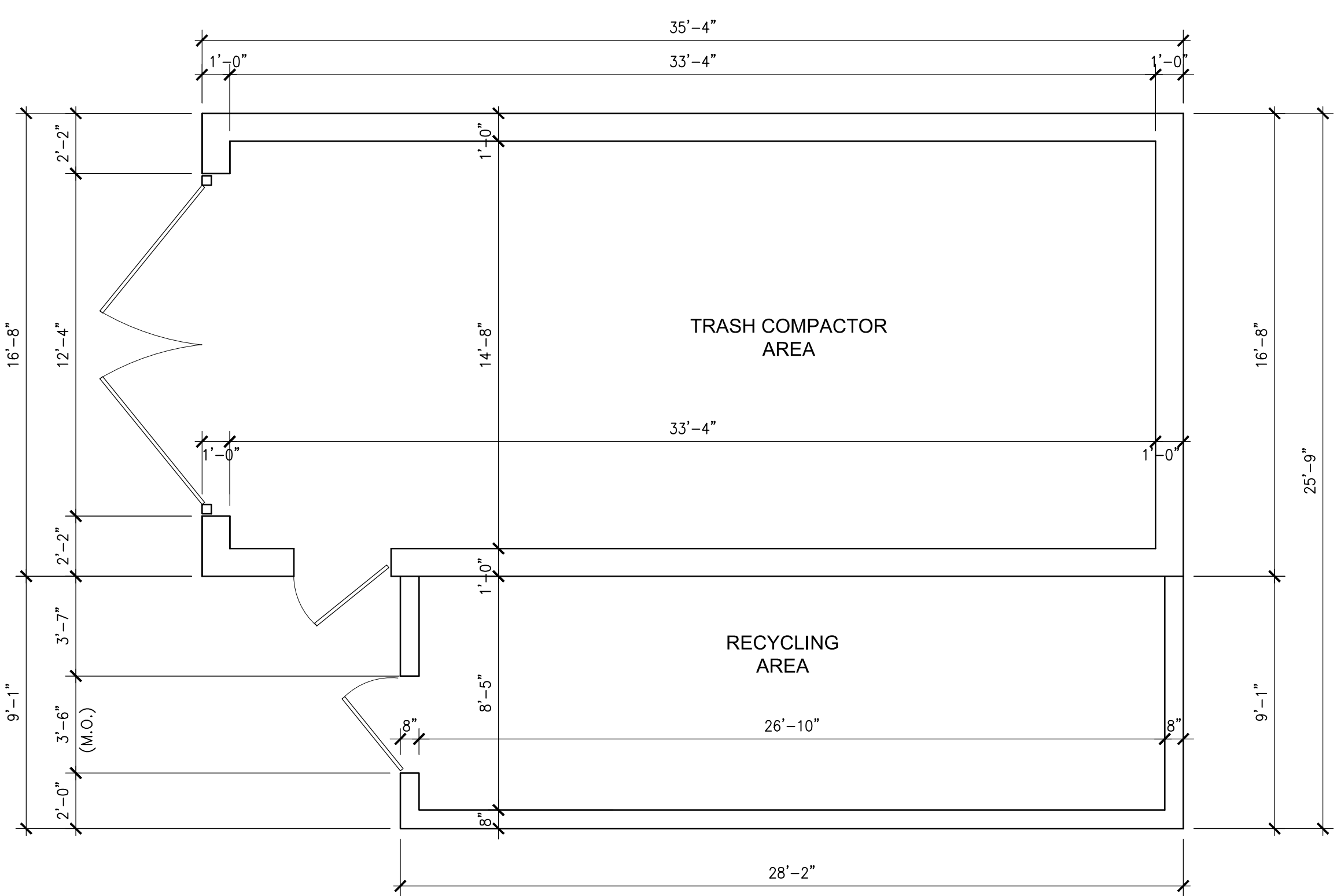
MAIL SHELTER DETAILS

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



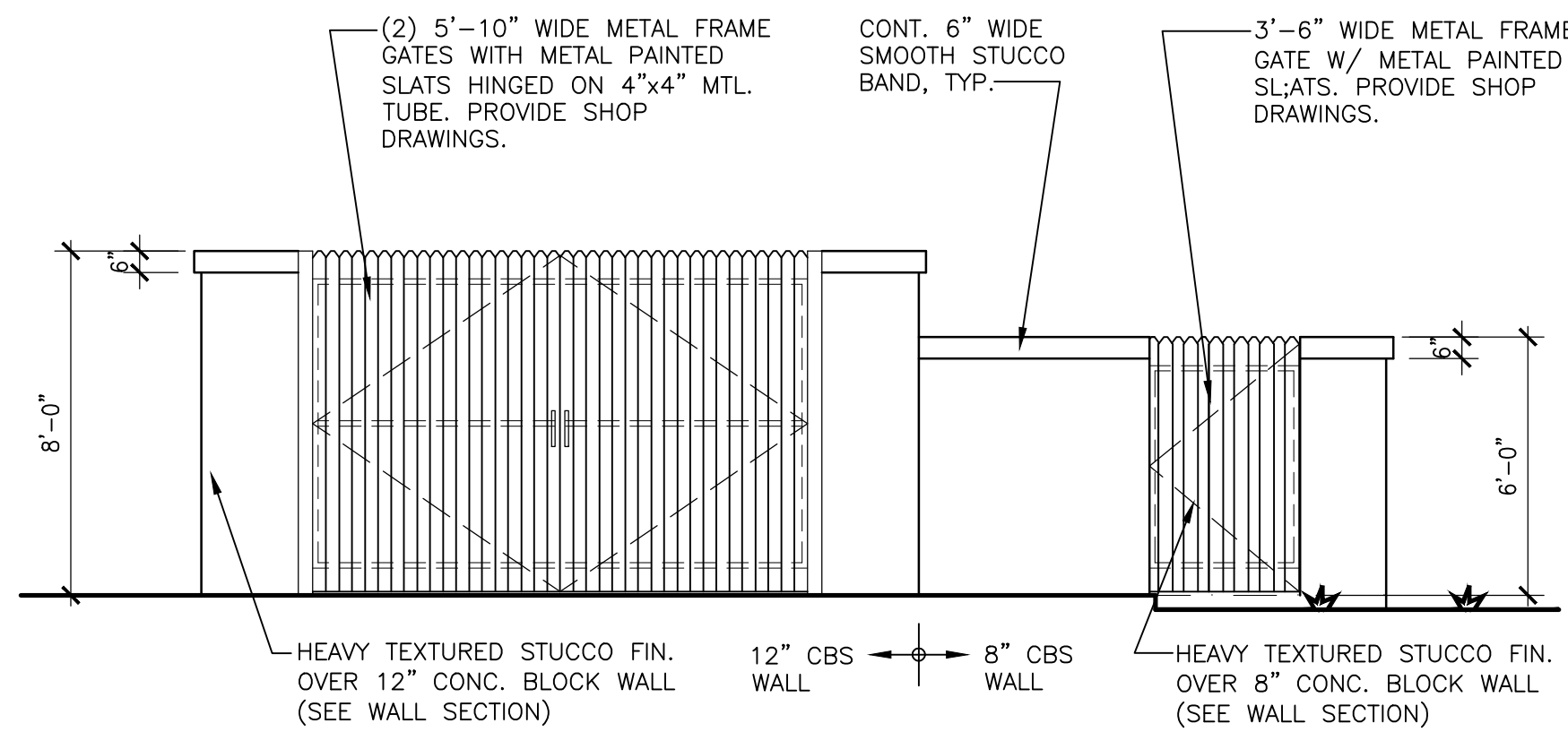
ENCLOSURES FLOOR PLAN

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



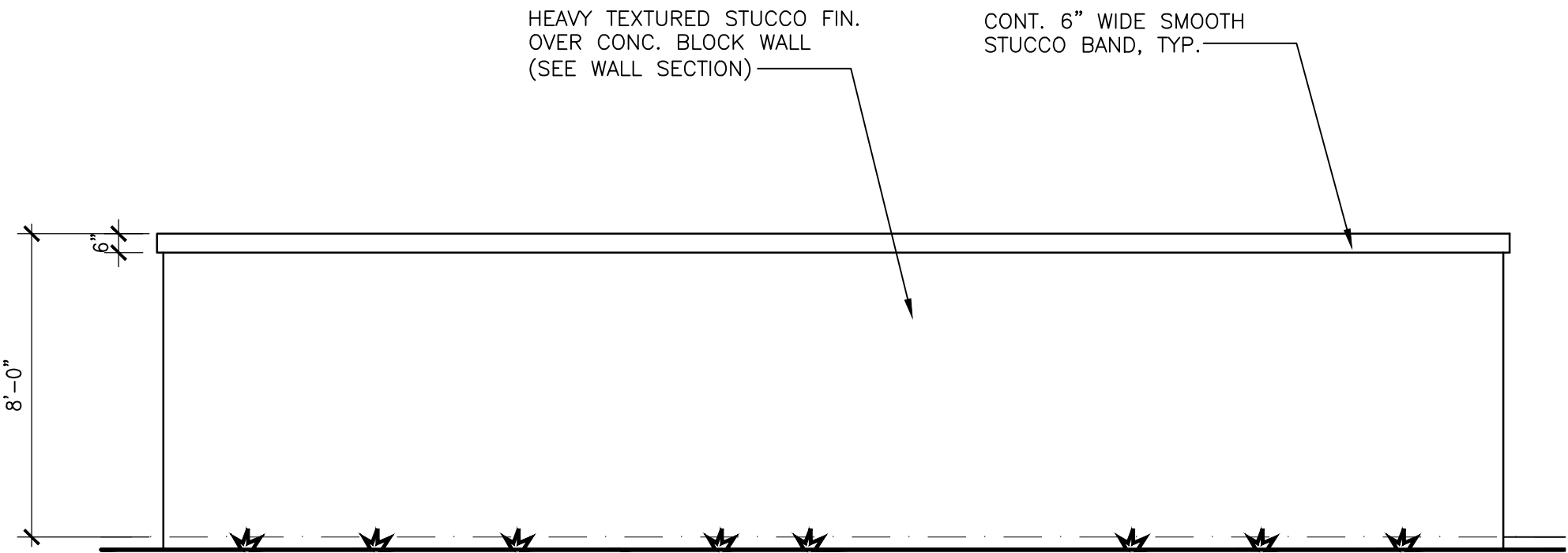
TOP VIEW PLAN

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



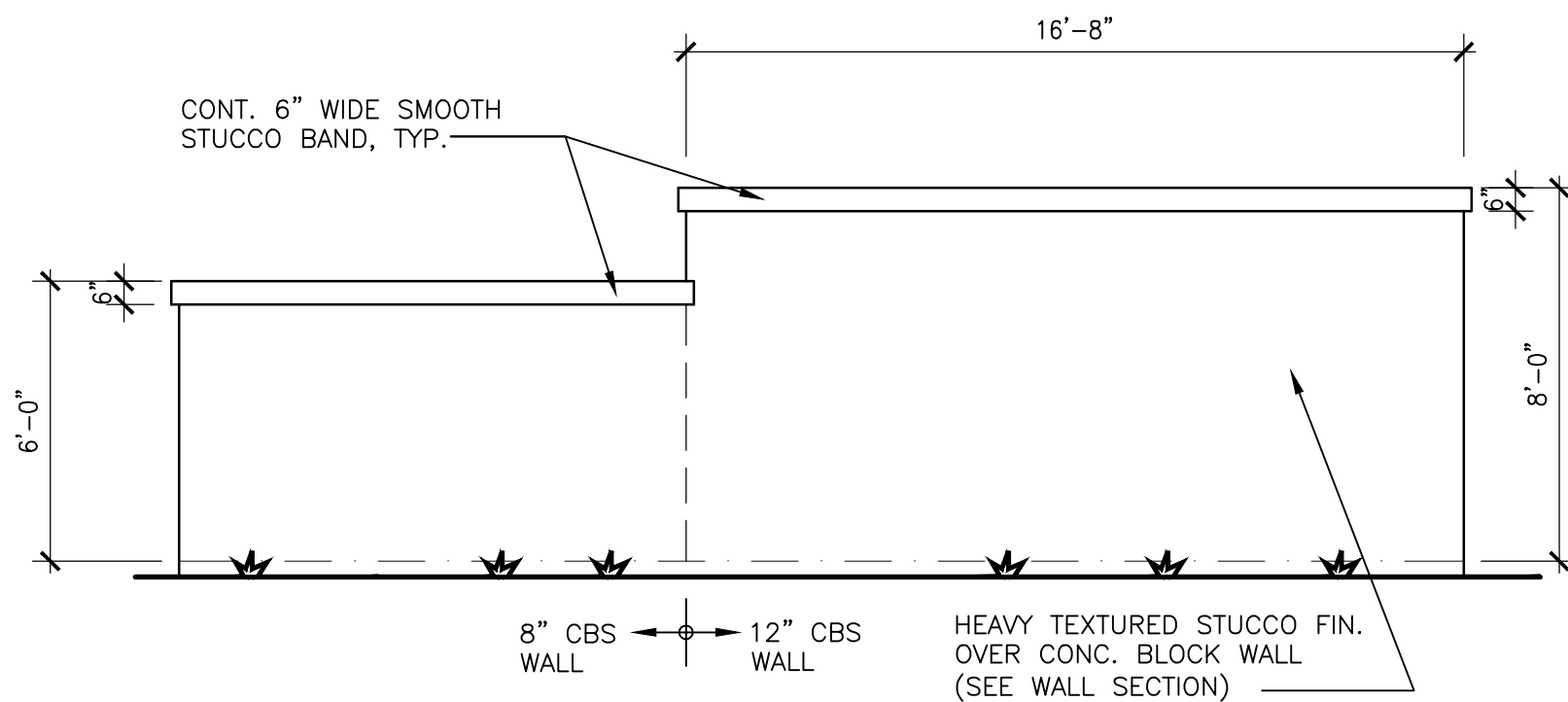
FRONT ELEVATION

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



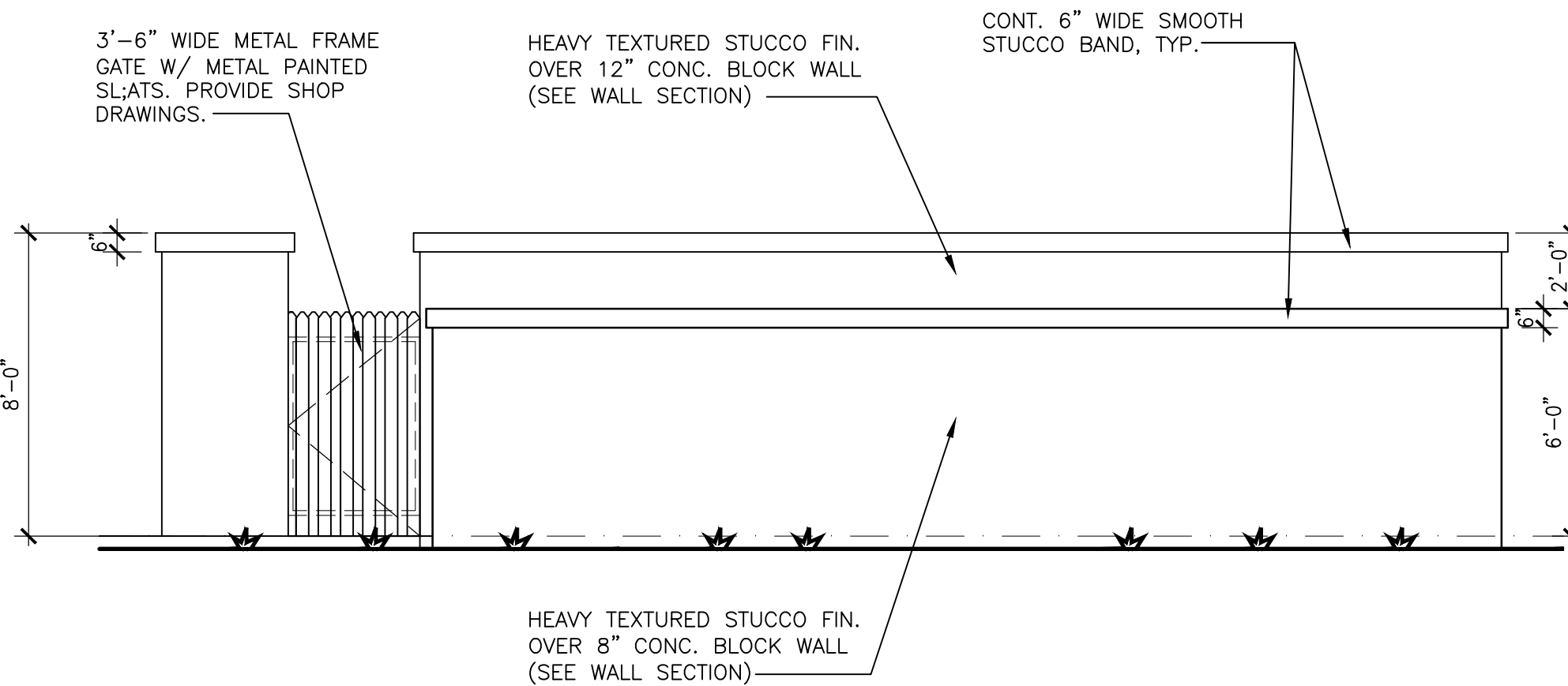
LEFT SIDE ELEVATION

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



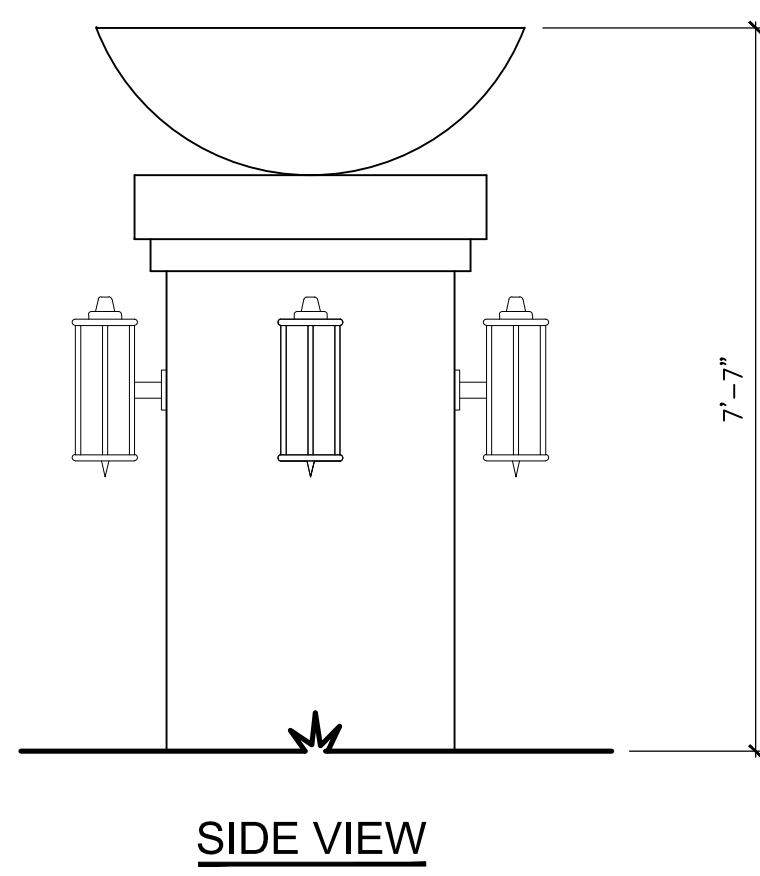
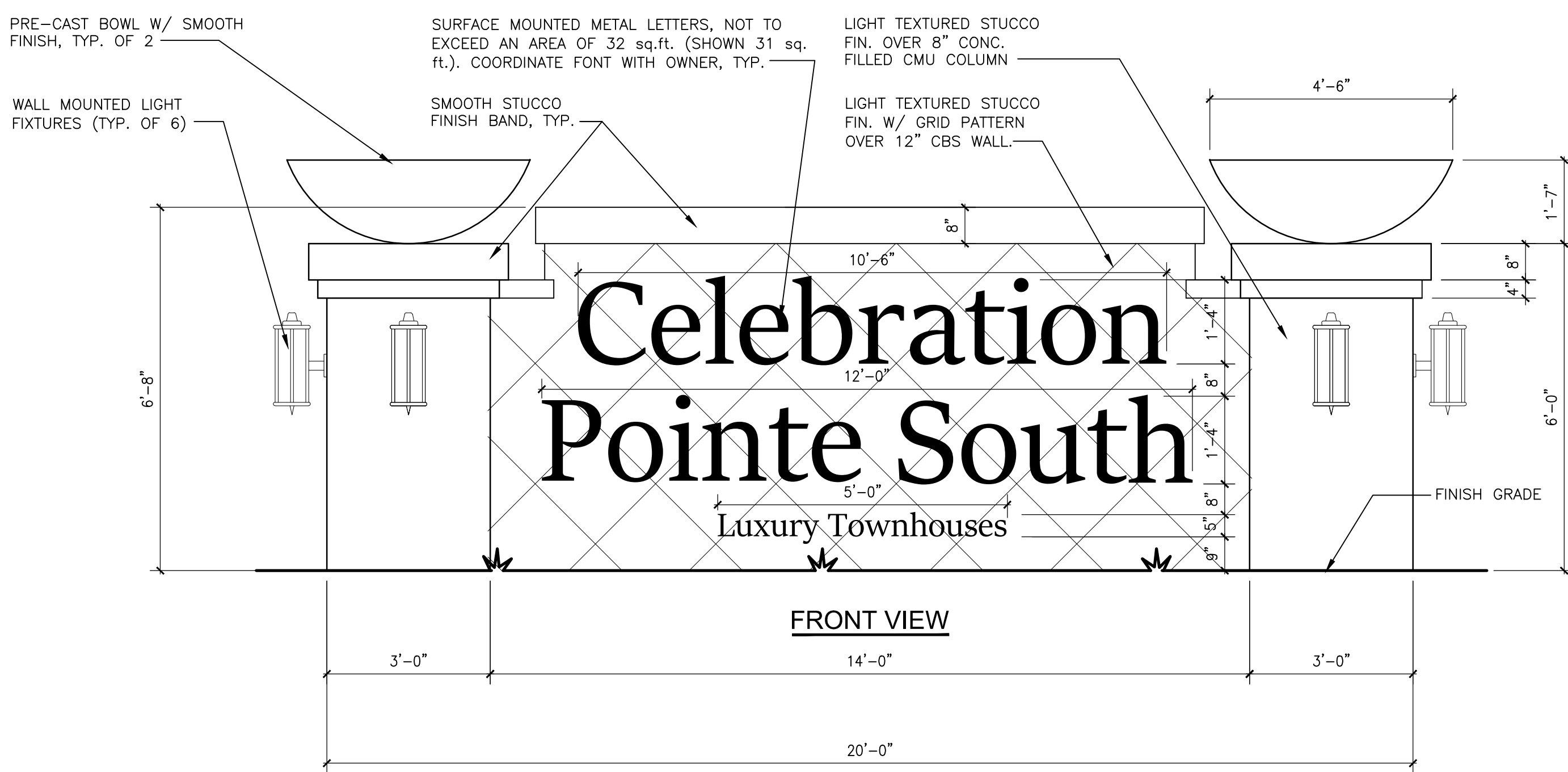
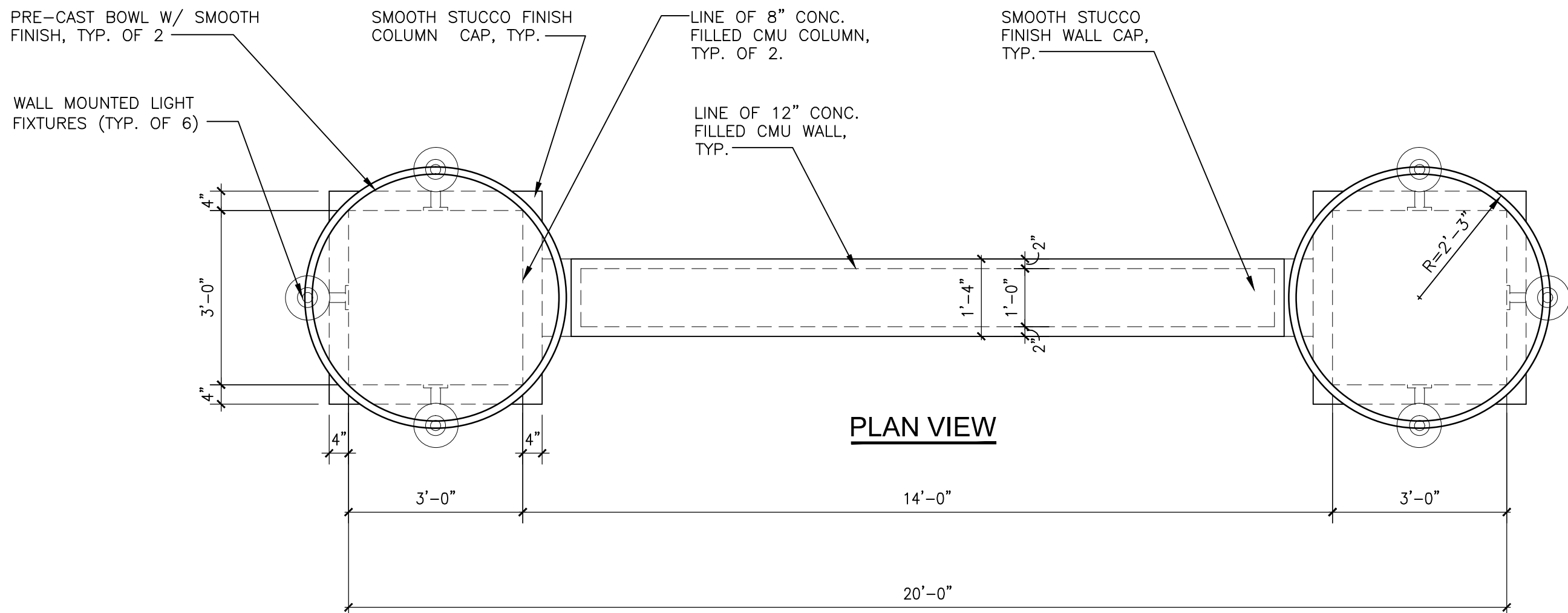
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



MONUMENT SIGN DETAILS

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



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SEAL

EUGENIO PALENZUELA
AR-0016210

CONSULTANT

SITE AMENITIES - MONUMENT SIGN

CELEBRATION POINTE SOUTH
MARGATE, FLORIDA

For CELEBRATION POINTE SOUTH, 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:	7-08-2015
JOB No.:	1504

△	DATE:	REVISION:

SHEET No.: OF:

SP1.04

FILE NAME: SP1.04-CP.DWG

