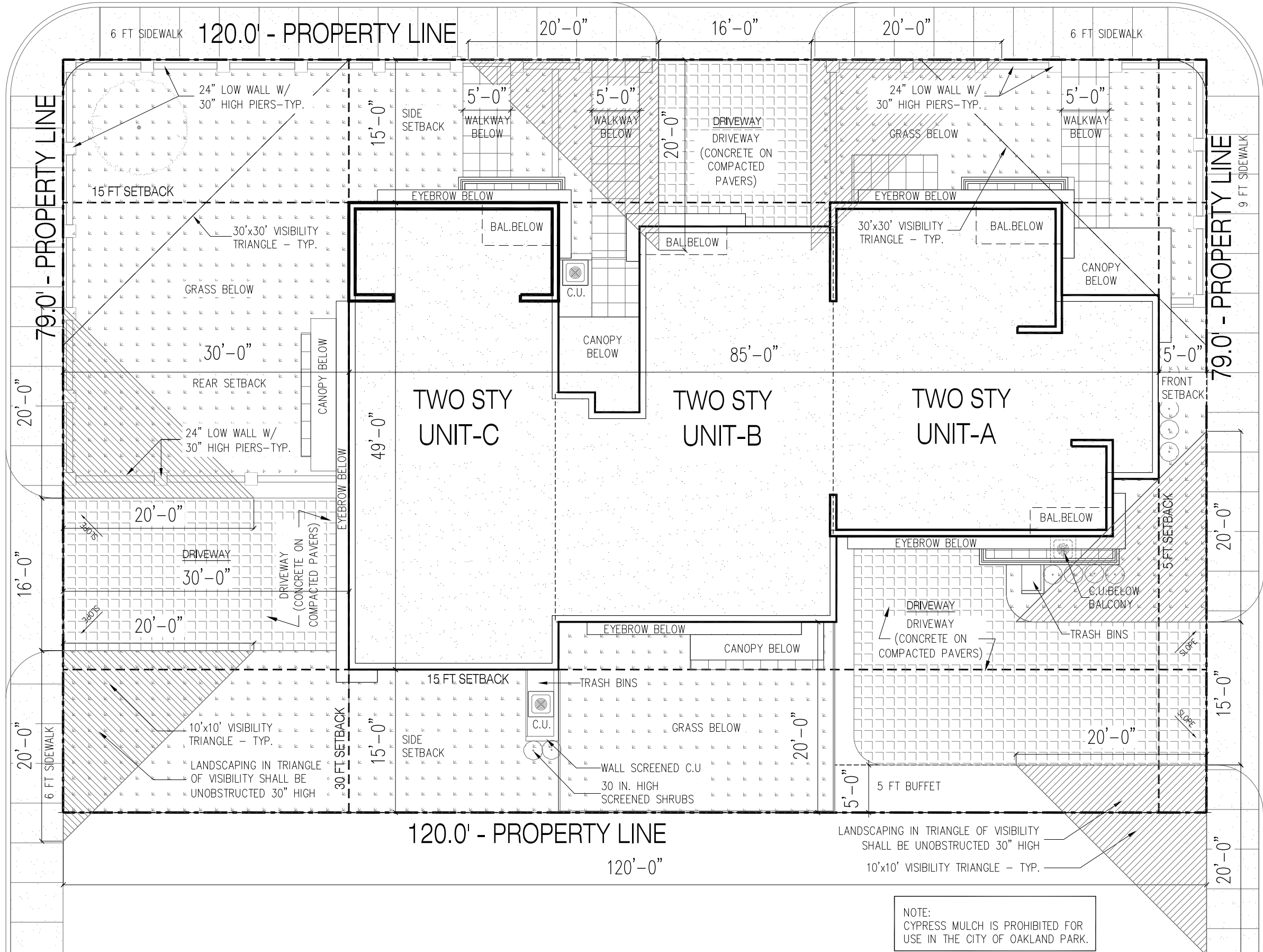


ALLEY

18' ASPHALT PAVEMENT
30' PUBLIC RIGHT-OF-WAY
N.E. 35th STREET



1 SITE PLAN
1/8"=1'-0"



2 LOCATION PLAN
N.T.S.

ZONING LEGEND

BAY POINT SPECIFIC DATA		
DESCRIPTION	REQUIRED	PROVIDED
a. LOT AREA:	10,077 sq.ft.	10,077 sq.ft.
b. DENSITY:	16 units per acre	3 units (3.70 Allowed)
c. UNIT SIZE:	1,200 sq. ft.	1,666 sq.ft. (varies)
d. PERVIOUS:	(35% MIN) 3,527 sq. ft.	(39.44%) 3,975 sq.ft.
e. BUILDING HEIGHT:	MAX OF 3 FLOORS/ 36 ft.	23 ft (2 story)
f. PARKING:	2 per unit	6 total
BUILDING SETBACK:		
FRONT:	5 ft. min.	5 ft.
SIDE, EAST:	15 ft. min.	15 ft.
SIDE, WEST:	15 ft. min.	15 ft.
REAR:	30 ft. min.	30 ft.

LEGAL DESCRIPTION

LOT 12, BLOCK 7 AND THE NORTH 34.00' OF LOT 13 BLOCK 7 OF FIRST ADDITION TO OAKLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PRAxis
ARCHITECTURE + DESIGN

JOSE L. SANCHEZ, AIA, LEED AP
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Project: GUEVARA TOWNHOUSES

1298 NE 35 STREET
OAKLAND PARK, FL 33334

Client: OPF INVESTMENTS, LLC

Drawing Title

SITE PLAN /
ZONING DATA

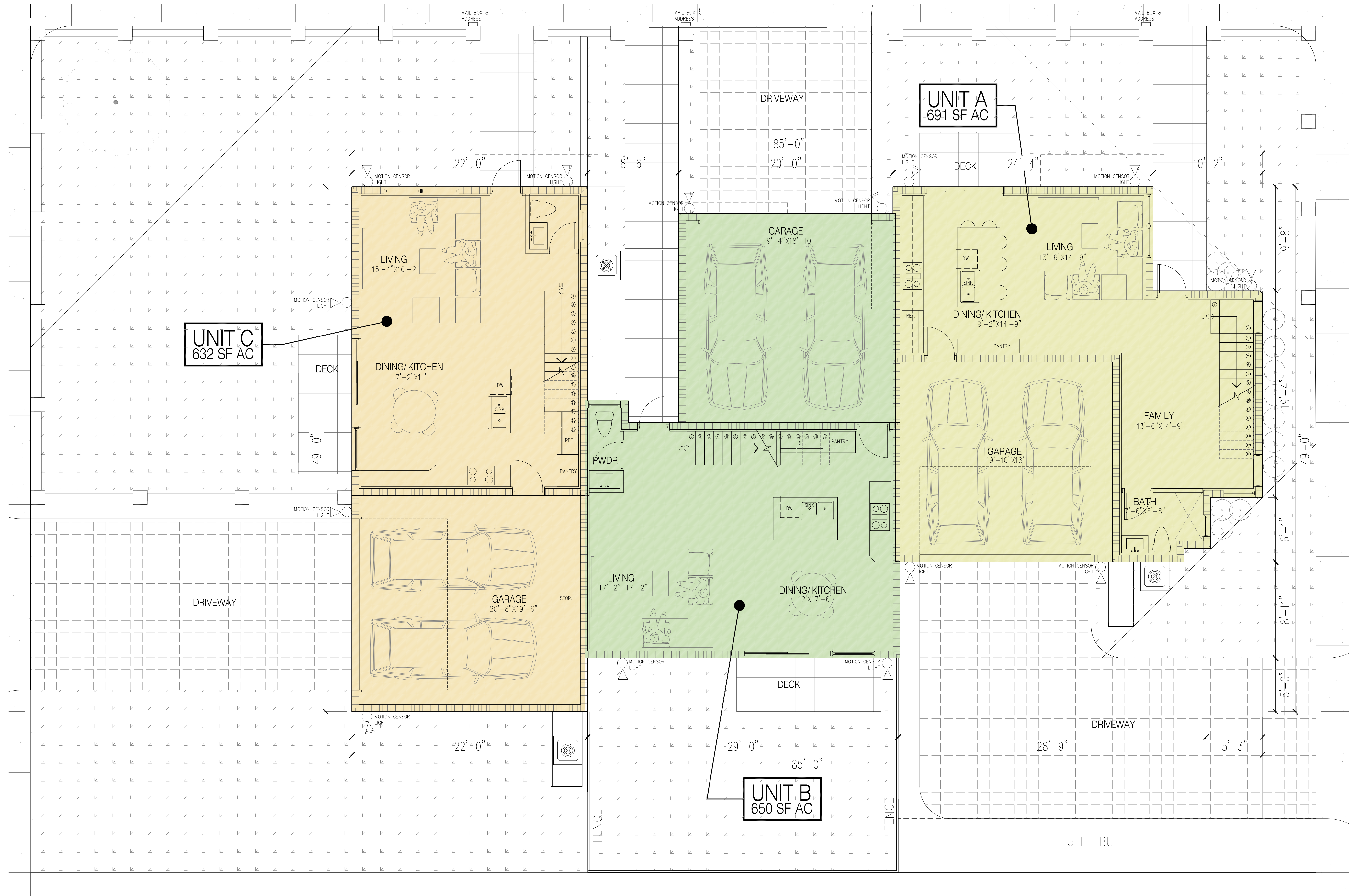
Revision

Date

Scale: As Shown
Date 06-15-18

Dwg:

A-1.0



1 FIRST FLOOR PLAN
1/4"=1'-0"

WALL LEGEND	
	NEW 8" C.M.U. WALL W/ PRESSURE TREATED FURRING STRIPS, R-7.1 INSULATION BTW. 5/8" GYP. BD. FINISH
	NEW 8" C.M.U. W/ CEMENT STUCCO FINISH BOTH SIDES
	NEW DRYWALL PARTITION - 5/8" GYPSUM BOARD ON 22 GAGE METAL STUDS @ 16" O.C. - ALTERNATIVE 2"x4" WOOD STUDS. PROVIDE 1/2" DUROCK BOARD AT WET AREAS AND 5/8" MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
	NEW DRYWALL PARTITION - PROVIDE ACOUSTIC INSULATION WHERE NOTED BY INSULT. SYMBOL
	CONCRETE COLUMN

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Project: **GUEVARA TOWNHOUSES**
1298 NE 35 STREET
OAKLAND PARK, FL 33334
Client: **OPF INVESTMENTS, LLC**

Drawing Title
FIRST FLOOR PLAN

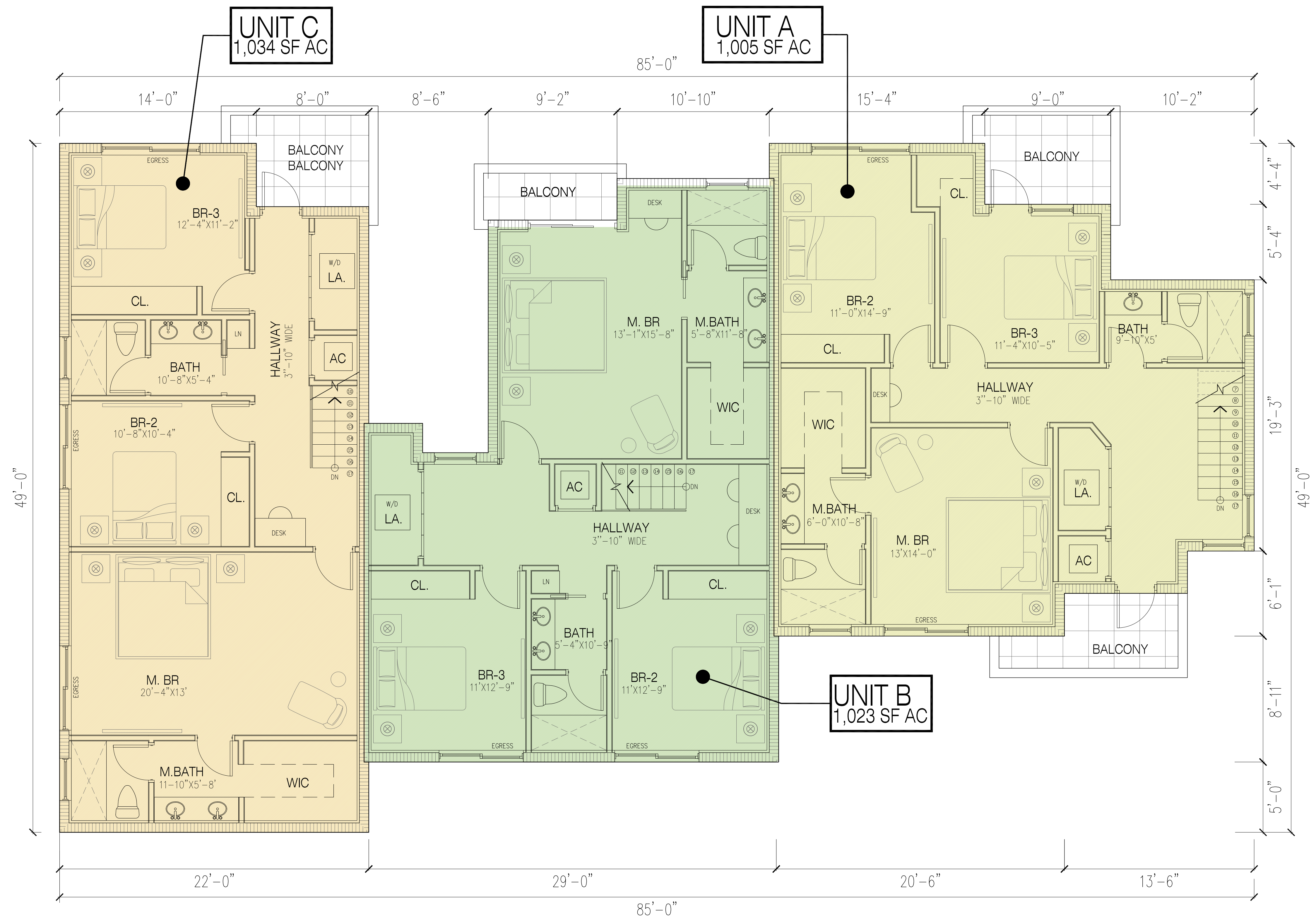
Revision	Date

Scale: As Shown
Date: 06-15-18

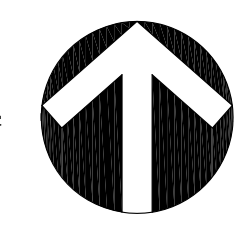
Dwg:

A-2.1

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1 SECOND FLOOR PLAN
1/4"=1'-0"



WALL LEGEND	
	NEW 8" C.M.U. WALL W/ PRESSURE TREATED FURRING STRIPS, R-7.1 INSULATION BTW. 5/8" GYP. BD. FINISH
	NEW 8" C.M.U. W/ CEMENT STUCCO FINISH BOTH SIDES
	NEW DRYWALL PARTITION - 5/8" GYPSUM BOARD ON 22 GAGE METAL STUDS @ 16" O.C. - ALTERNATIVE" 2"x4" WOOD STUDS). PROVIDE 1/2" DUROCK BOARD AT WET AREAS AND 5/8" MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
	NEW DRYWALL PARTITION - PROVIDE ACOUSTIC INSULATION WHERE NOTED BY INSULT. SYMBOL
	CONCRETE COLUMN

PRAXIS
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Project: GUEVARA TOWNHOUSES
1298 NE 35 STREET
OAKLAND PARK , FL 33334

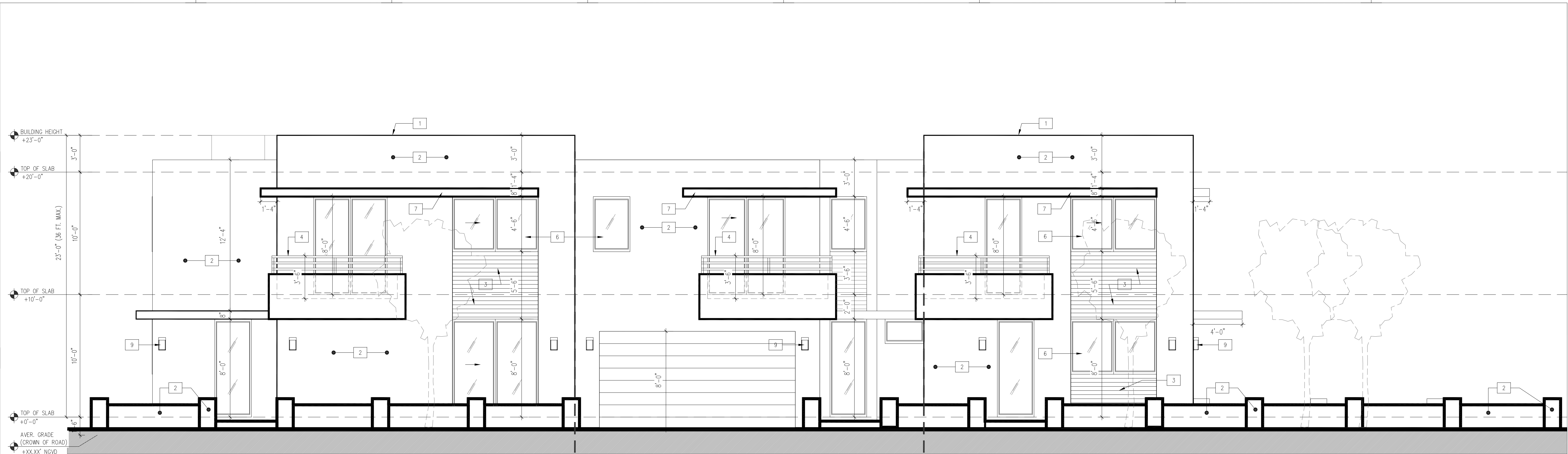
Client: OPF INVESTMENTS , LLC

Drawing Title
SECOND FLOOR PLAN

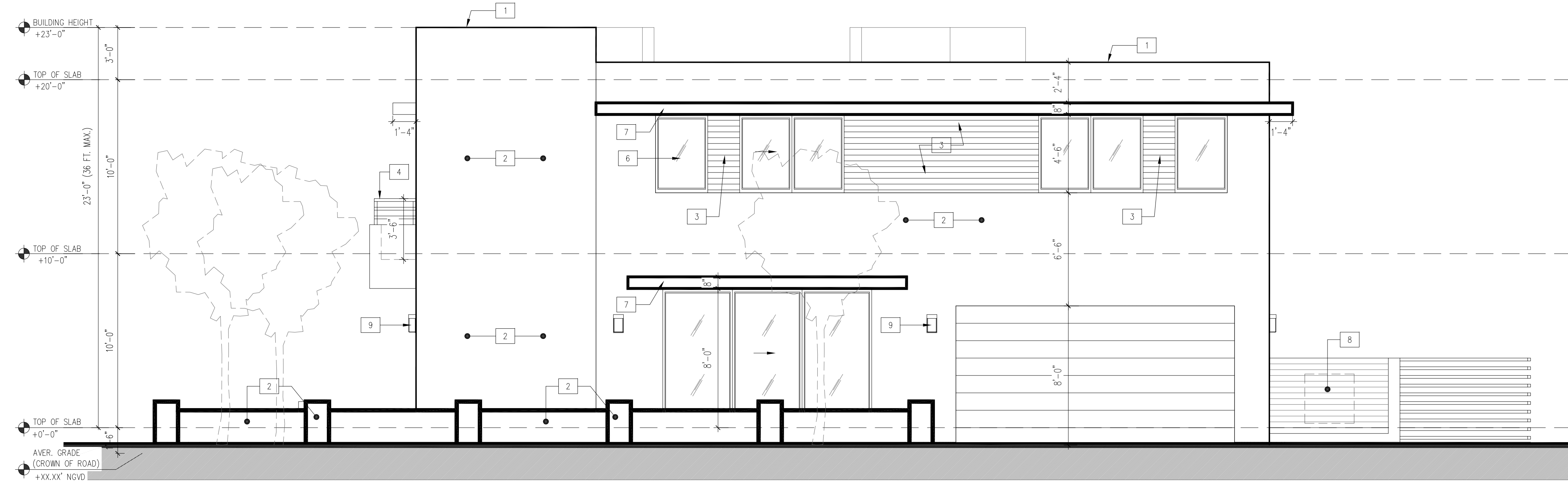
Revision	Date

Scale: As Shown
Date 06-15-18

Dwg:
A-2.2



1 NORTH ELEVATION
(FRONT) 1/4"=1'-0"



2 WEST ELEVATION
(SIDE) 1/4"=1'-0"

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
 2. 8" SMOOTH CEMENT STUCCO (PAINTED WHITE OR AS SELECTED). PROVIDE MOCK-UP PANEL FOR APPROVAL BY OWNER. PROVIDE VINYL DRIP EDGE AT ALL TRANSITIONS FORM VERTICAL TO HORIZONTAL.
 3. PORCELAIN TILE, INSTALLED W/SPECIAL LATICRETE 254 ADHESIVE OVER HIGH DENSITY STUCCO SCRATCH COAT, \$10 MATERIAL ALLOWANCE. ALL EXTERNAL CORNERS SHALL HAVE MITTER CUT JOINTS.
 4. GUARDRAIL (42" HIGH A.F.F.). PROVIDE SHOP DRAWINGS.
 5. FEATURE LIGHTS
 6. DADE COUNTY APPROVED ALUM./IMPACT GLASS WINDOWS. REFER TO ENERGY CALCULATIONS FOR SHADING COEFFICIENT AND U FACTOR REQUIRED. PROVIDE FLUID APPLIED WATERPROOFING ON THE INSIDE FACE OF THE ROUGH OPENING.
 7. CONCRETE EYEBROW W/SEALOFLEX WATERPROOFING AND DRIP EDGE.
 8. ALUM SCREEN ENCLOSURE ON PLATFORM ABOVE FLOOD LEVEL - ENCLOSURE SHALL BE 12" ABOVE THE EQUIPMENT - PAINT CMU SCREEN & GATE SAME COLOR AS THE HOUSE.
 9. MOTION SENSOR LIGHT.
 10. 4"x4" PRECAST SCUPPER

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GUEVARA TOWNHOUSES
1298 NE 35 STREET
OAKLAND PARK, FL 33334

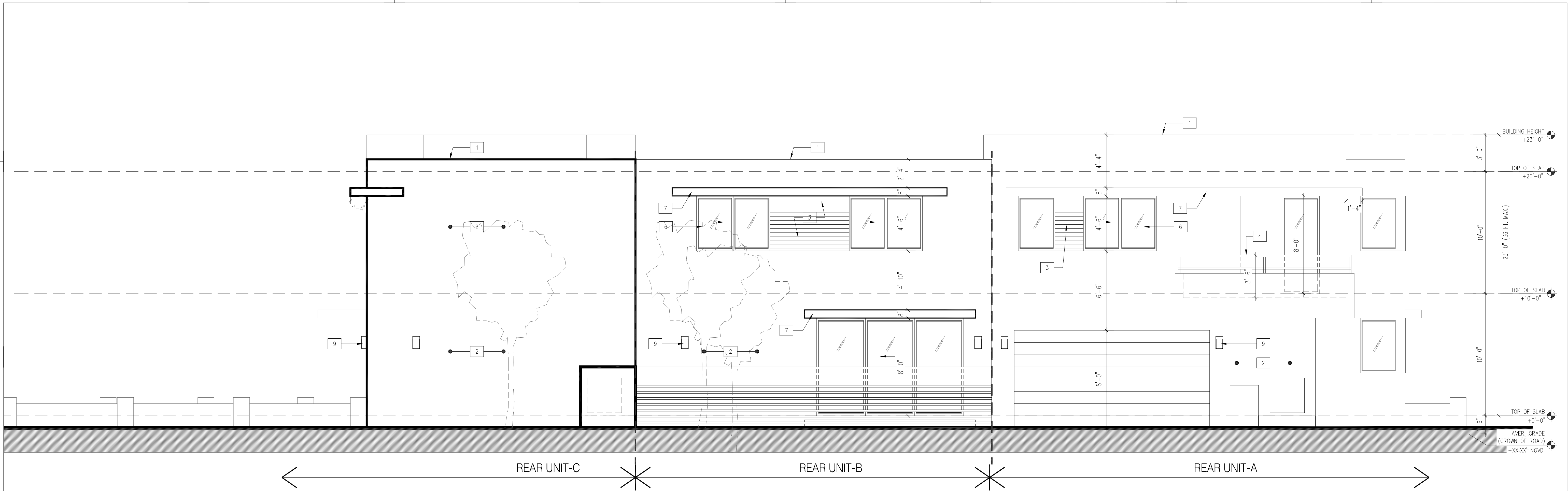
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Drawing Title
ELEVATIONS

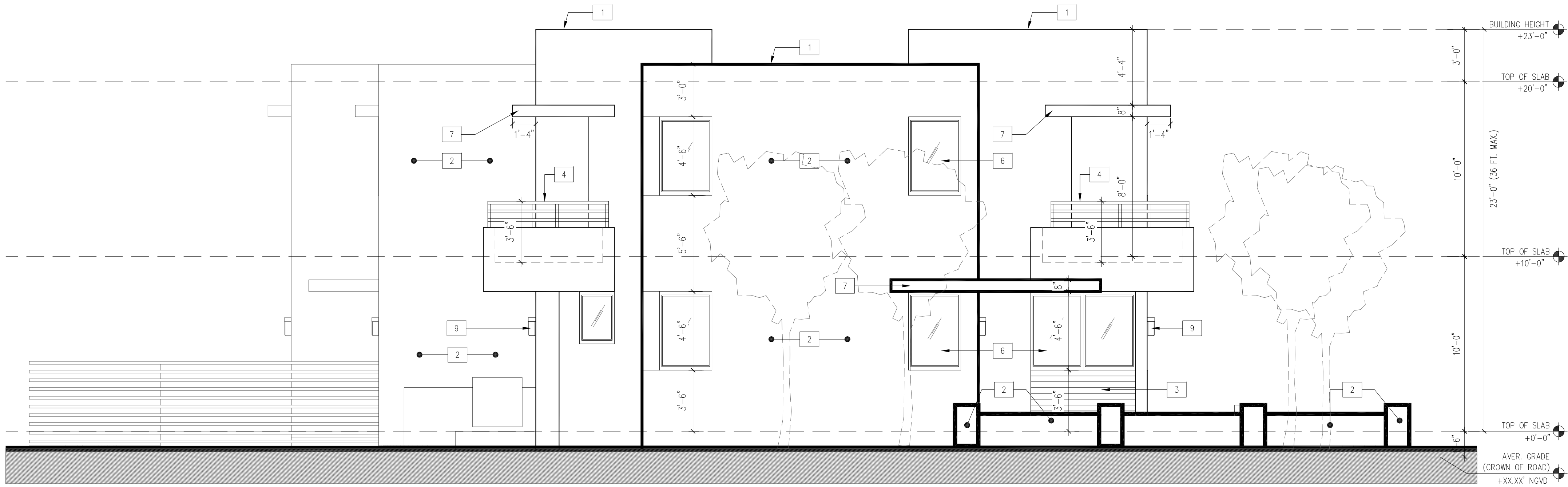
Revision	Date

Scale: As Shown
Date 06-15-18

Dwg: **A-3.0**



1 SOUTH ELEVATION
(REAR) 1/4"=1'-0"



2 EAST ELEVATION
(SIDE) 1/4"=1'-0"

- ELEVATIONS KEYNOTES / SPECIFICATIONS**
1. PARAPET WALL (SEE ROOF PLAN FOR HEIGHT).
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 8. MOTION SENSOR LIGHT.
 9. 4"x4" PRECAST SCUPPER

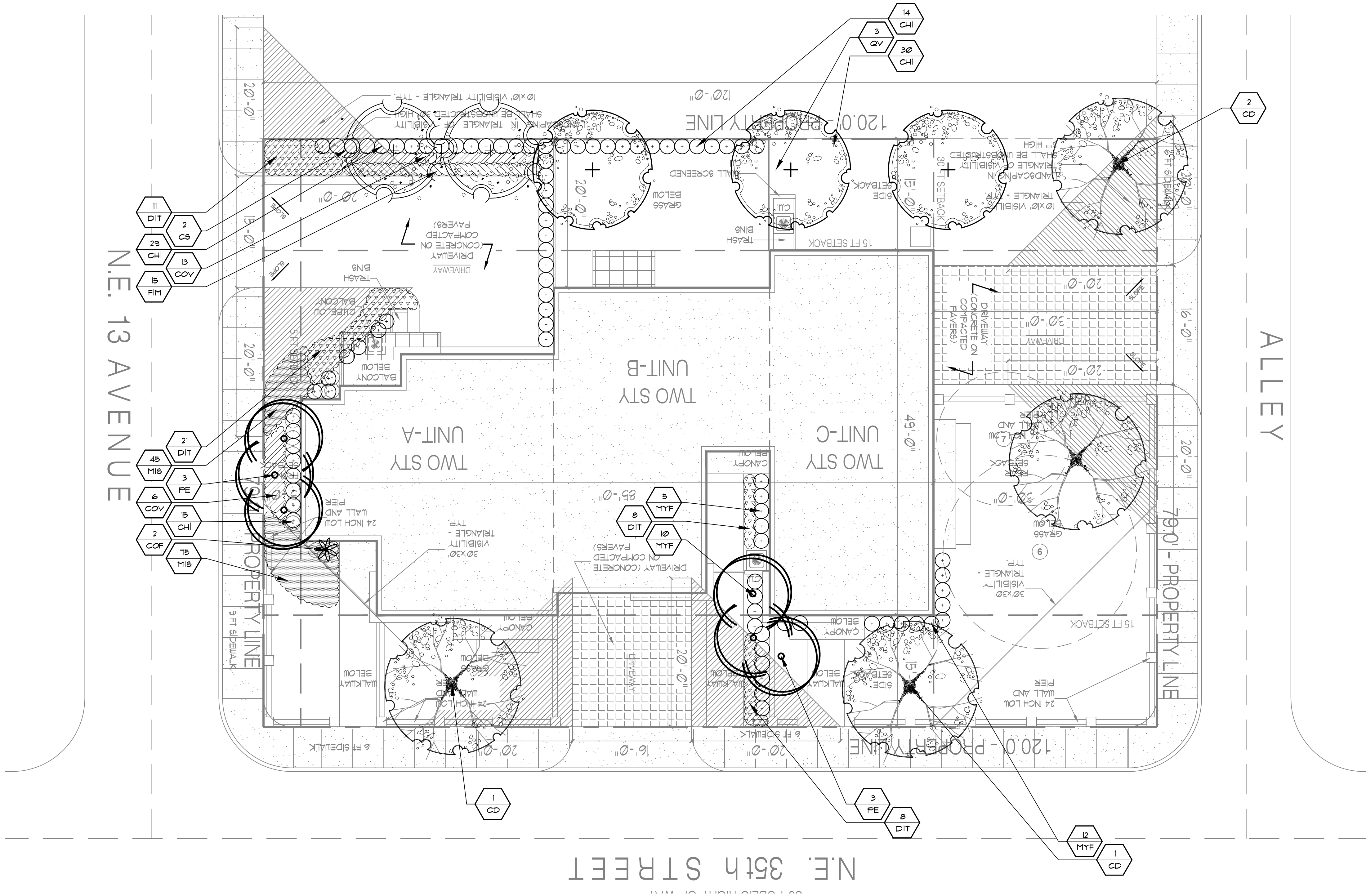
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Project: **GUEVARA TOWNHOUSES**
1298 NE 35 STREET
OAKLAND PARK , FL 33334
Client: **OPF INVESTMENTS , LLC**

Drawing Title	
ELEVATIONS	
Revision	Date

Scale: As Shown
Date 06-15-18
Dwg: **A-3.1**

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FL LIC: AA 26000837
N.Y. Lic: 29590 - N.J. Lic: 12492



Tree Disposition								
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Condition	Disposition	Remarks
1	Mangifera indica	Mango	15.5	27	18	Fair	Remove	Deadwood on the upper 6' of canopy
2	Sabal palmetto	Sabal Palm	12	16	10	Good	Remove	
3	Mangifera indica	Mango	24	35	30	Good	Remove	
4	Eriobotrya japonica	Loquat	7@5	24	23	Fair	Remove	
5	Pinus elliotii	Pine	21	35	28	Good	Remove	
6	Pinus elliotii	Pine	21	38	26	Good	Remain	
7	Mangifera indica	Mango	12.5	24	18	Good	Remain	
8	Mangifera indica	Mango	14.5	32	24	Good	Remove	
9	Mangifera indica	Mango	5, 5.5	19	17	Fair	Remove	

PLANTLIST				
TREES & PALMS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
4	CD	Coccoloba diversifolia	Pigeon Plum	12' ht
2	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	10' ht. std
9	PE	Ptychosperma elegans	Alexander Palm	10'-16' ct
3	QV	Quercus virginiana	Live Oak	12' ht
SHRUBS & GROUNDCOVERS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
88	CHI	Chrysobalanus icaco	Cocoplum	3 gal, 24" ht
19	COV	Codiaeum variegatum 'curley boy'	Curley Boy Croton	3 gal
2	COF	Cordyline fruticosa 'auntie lou'	Auntie Lou	7 gal, 36" ht
48	DIT	Dianella tasmanica	Flax Lily	3 gal
15	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal
120	MIS	Microsorium scolopendria	Wart Fern	1 gal
27	MYF	Myrciathes fragans	Simpson Stopper	3 gal, 24" ht

REVISIONS	
12/5/19	CITY COMMENTS
12/19/19	CITY COMMENTS

TREE DISPOSITION PLAN

NEW CONSTRUCTION
1298 NE 35 STREET
OAKLAND PARK, FLORIDA

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001

SEAL

DIEGO J. VANDERBIEST
RLA 16661395

DRAWN

DV

DATE

5/1/19

SCALE

1/8" = 1' - 0"

SHEET

LA = 1

OF - SHEETS

REVISIONS

12/5/19 CITY COMMENTS
12/19/19 CLIENT COMMENTS

TREE DISPOSITION PLAN

NEW CONSTRUCTION
1298 NE 35 STREET
OAKLAND PARK, FLORIDA

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001

SEAL

DIEGO J. VANDERBIEST
RLA 16661395

DRAWN
DV

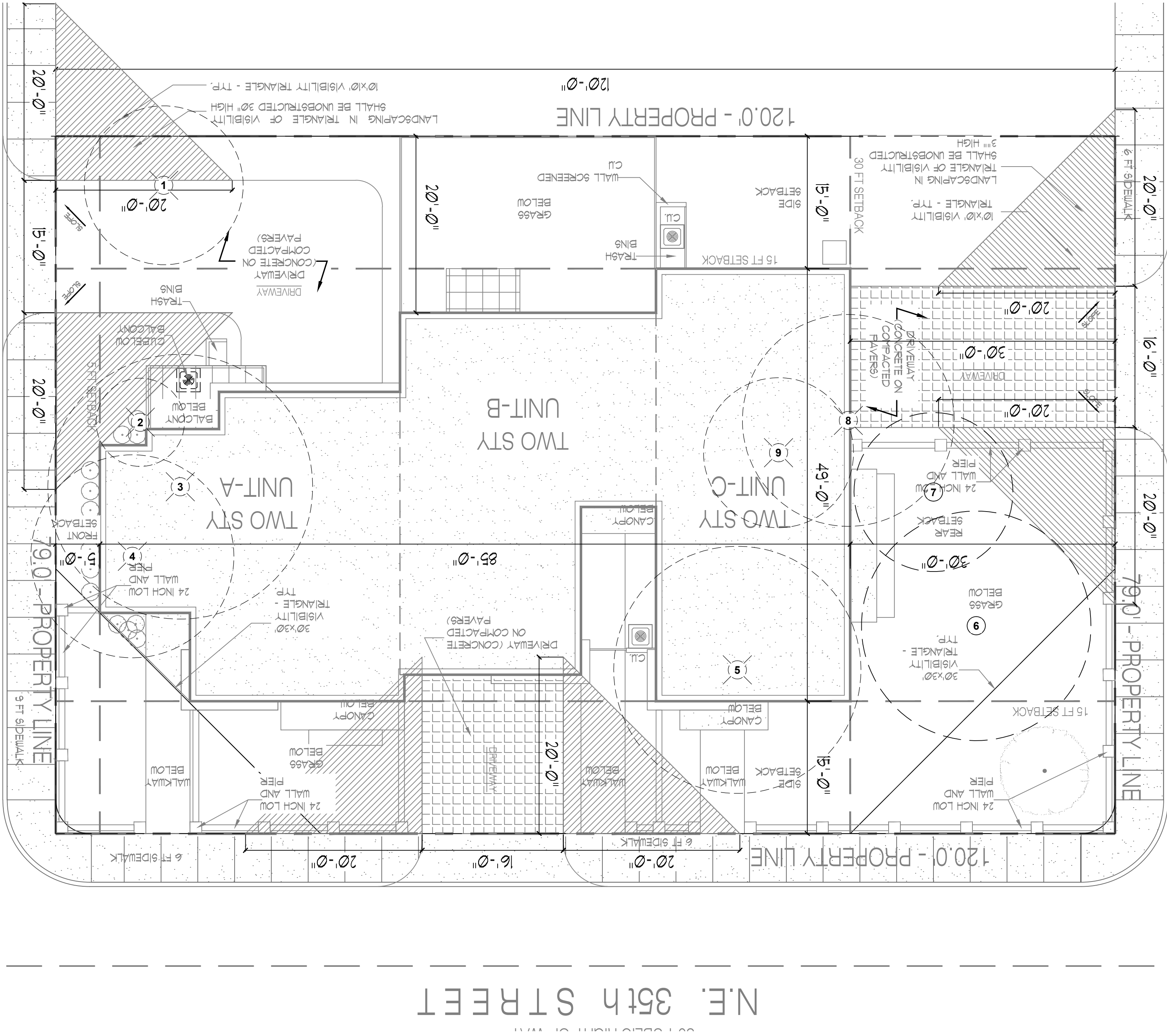
DATE
5/1/19

SCALE
1/8" = 1'-0"

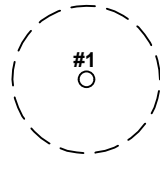
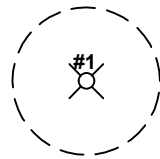
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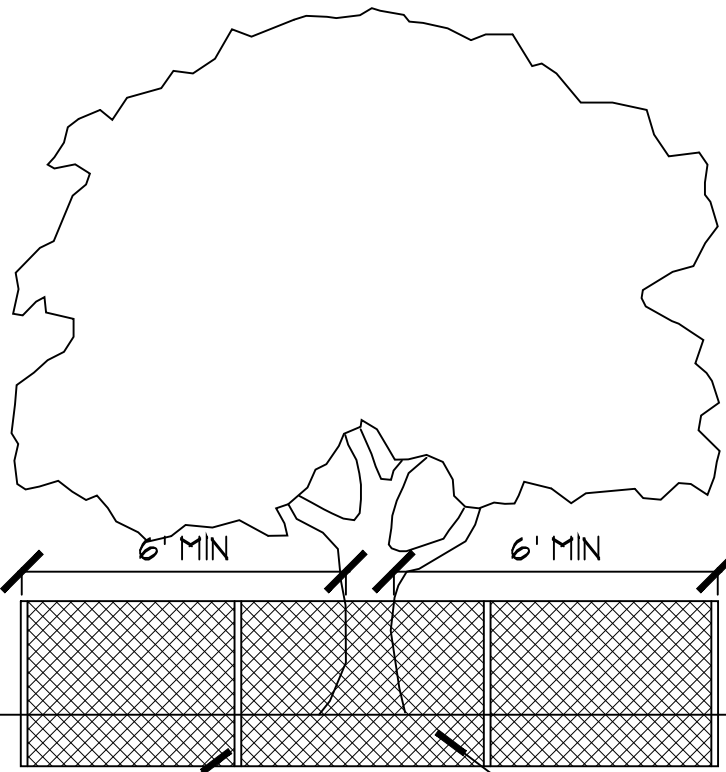
TD=1

OF - SHEETS



TREE LEGEND

-  TO REMAIN
-  TO RELOCATE
-  TO REMOVE



TREE BARRIER DETAIL

NOTE:
-A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
-BARRIER SHALL BE LOCATED A MINIMUM OF 6' FROM THE FACE OF TRUNK IN ALL DIRECTIONS.

N.T.S.

Tree Disposition								
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Condition	Disposition	Remarks
1	Mangifera indica	Mango	15.5	27	18	Fair	Remove	Deadwood on the upper 6' of canopy
2	Sabal palmetto	Sabal Palm	12	16	10	Good	Remove	
3	Mangifera indica	Mango	24	35	30	Good	Remove	
4	Eriobotrya japonica	Loquat	7@5	24	23	Fair	Remove	
5	Pinus elliotii	Pine	21	35	28	Good	Remove	
6	Pinus elliotii	Pine	21	38	26	Good	Remain	
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9	Mangifera indica	Mango	5, 5.5	19	17	Fair	Remove	

10 E. ATLANTIC BL
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.

TEL. (954) 782-1441
FAX. (954) 782-1442

L.B. #3635

SHEET 1 OF 2

TYPE OF SURVEY:

BOUNDARY

& TOPOGRAPHIC

JOB NUMBER: SU-18-2092

LEGAL DESCRIPTION:

LOT 12, BLOCK 7 AND THE NORTH 34.00' OF LOT 13 BLOCK 7 OF FIRST ADDITION TO OAKLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 1298 NE 35TH STREET OAKLAND PARK, FL 33334

FLOOD ZONE:

BASE FLOOD ELEVATION: N/A

CONTROL PANEL NUMBER: 120050-0367-H

EFFECTIVE: 8/18/2014

REVISÉ:

LOWEST FLOOR ELEVATION: SEE SURVEY
GARAGE FLOOR ELEVATION: SEE SURVEY
LOWEST ADJACENT GRADE: SEE SURVEY
HIGHEST ADJACENT GRADE: SEE SURVEY

REFERENCE BENCH MARK: BCBM #580 ELEV: 5.39'NAVD

CERTIFY TO:

1. OPF INVESTMENT LLC
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.

2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.

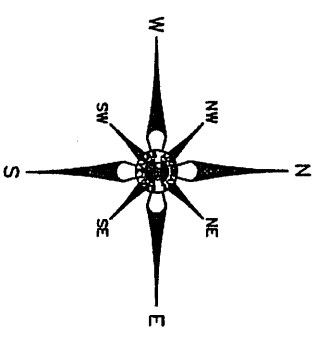
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

LEGEND OF ABBREVIATIONS:

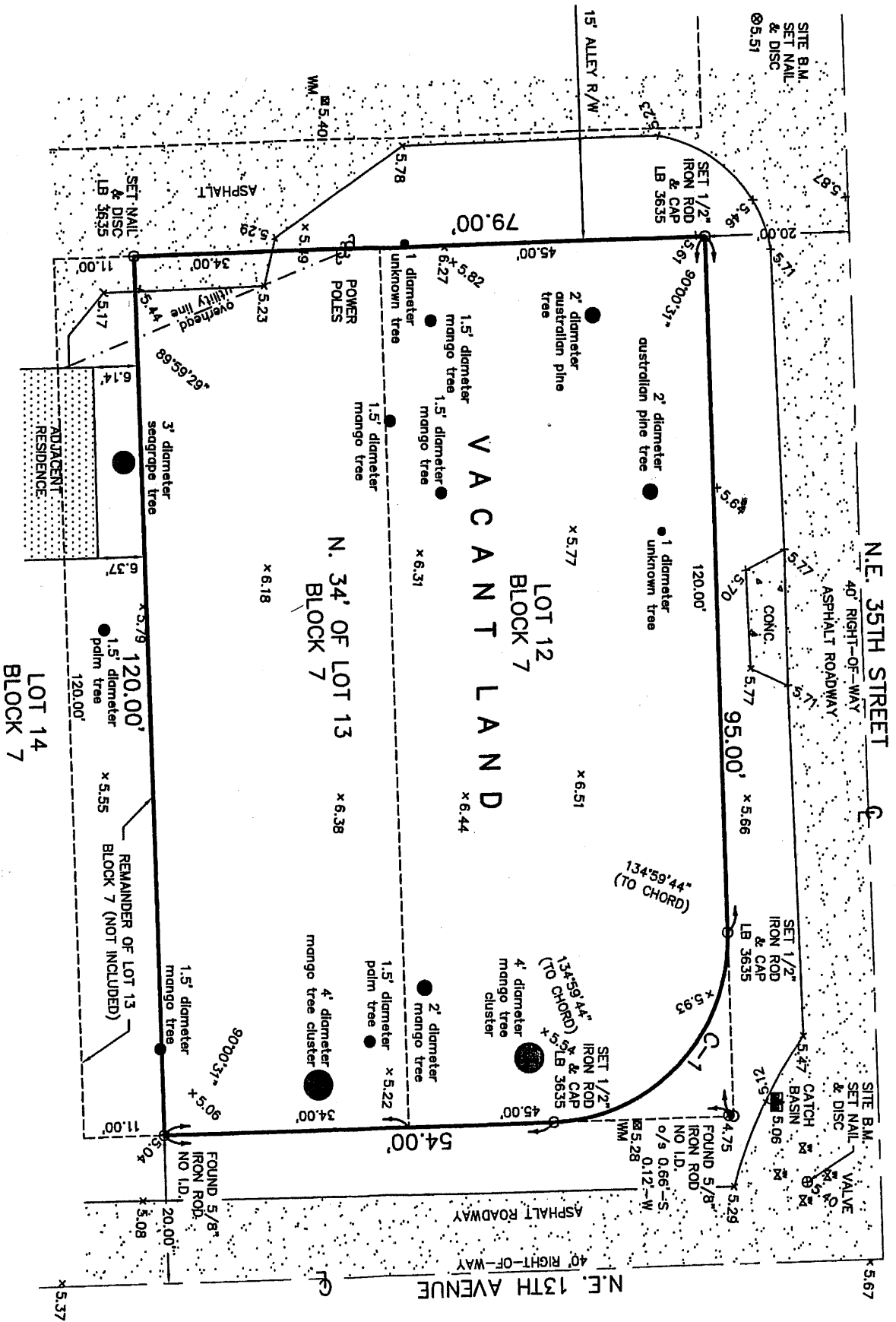
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BROWARD COUNTY NAVD1988

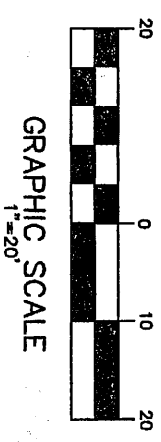




C-1
 $A=90^{\circ}0'31''$
 $R=25.00'$
 $L=39.27'$



x 5.18
DENOTES ELEVATIONS BASED ON N.A.V.D.



NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE CURRENT STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA



REVISIONS		DATE		BY	
DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
07-30-18	AL	RLT	18-2092	1"=20'	SU-18-2092

Original