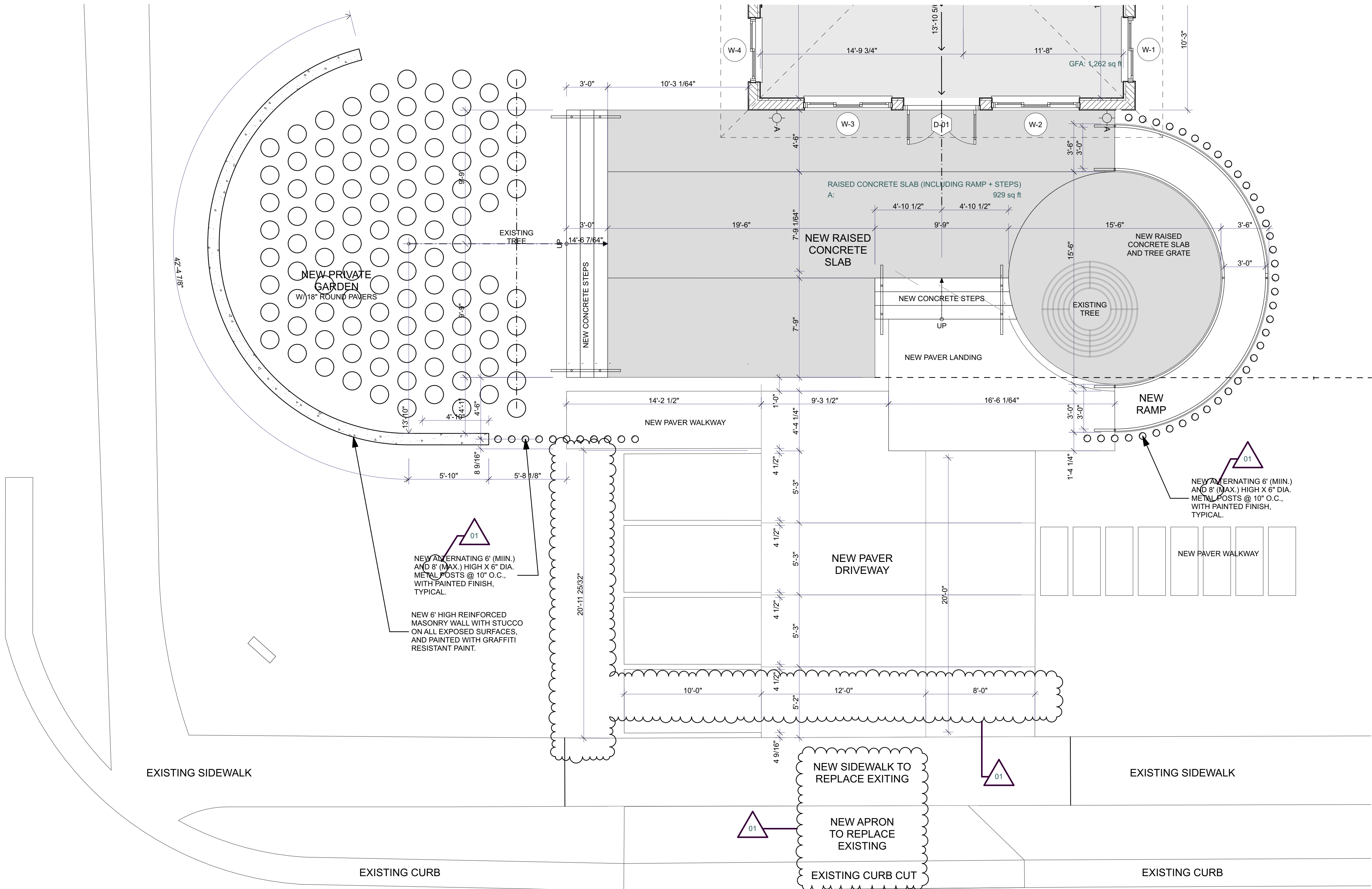




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1  
A-2

## New Patio Plan

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

## create-dwell ARCHITECTURE LLC

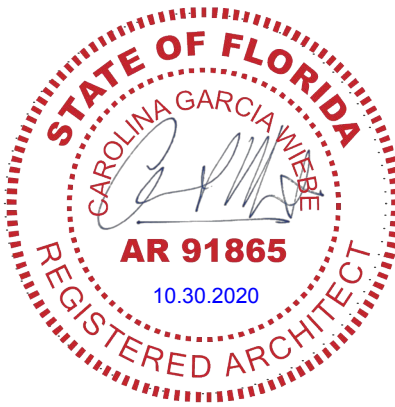
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### PROJECT

## BIG CHILDREN'S FOUNDATION

301 NE 34 Court  
Oakland Park, FL 33334

LOTS 6 AND 7 LESS THE NORTH 25 FEET  
THEREOF OF HARLEM, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLATBOOK  
18, AT PAGE 13 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

3480 NE 3 Avenue  
Oakland Park, FL 33334

LOTS 4 AND 5, TOGETHER WITH THE NORTH  
25 FEET OF LOTS 6 AND 7, TOGETHER WITH  
THE SOUTH 70 FEET OF THE WEST 160 FEET  
OF TRACT 1, HARLEM, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLATBOOK  
18, AT PAGE 13 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

### PROJECT NO

2019-11-01

### MODEL FILE

2020\_08\_25\_BIG CHILDRENS FOUNDATION\_DRC SUBMITTAL.ph

### DRAWN BY

Carolina Wiebe

### SUBMITTAL

Development Review Committee

### DATE

August 25, 2020

### REVISIONS

#	DATE	DESCRIPTION
01	10/30/2020	Response to Completeness Review

New Patio Plan

A-2



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EXTERIOR ELEVATION LEGEND

EXISTING BUILDING STRUCTURE

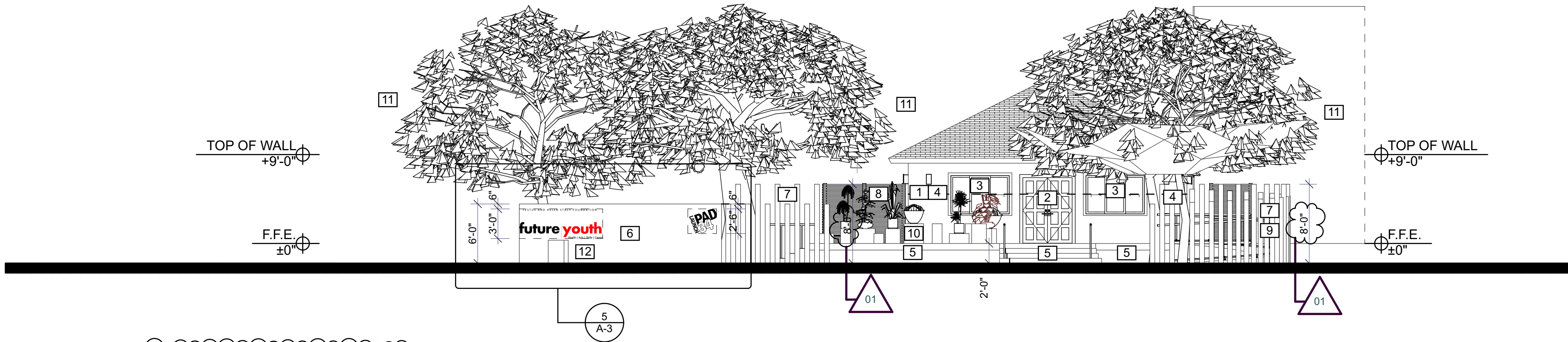
- |   |   |
|---|---|
| 1 | EXISTING EXTERIOR STUCCO WALL TO BE PAINTED |
| 2 | NEW EXTERIOR IMPACT DOOR                    |
| 3 | NEW EXTERIOR IMPACT WINDOW                  |
| 4 | NEW EXTERIOR WALL LIGHT                     |

NEW EXTERIOR SPACES

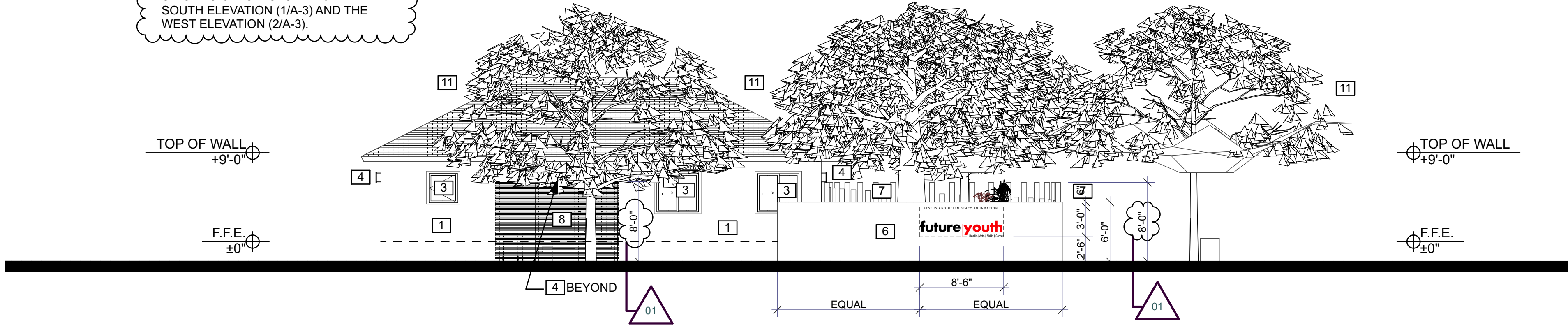
- |    |   |
|----|---|
| 5  | NEW RAISED SLAB WITH STEPS, CONCRETE    |
| 6  | NEW PRIVACY WALL, STUCCO                |
| 7  | NEW FENCE, ALUMINUM                     |
| 8  | NEW PRIVACY SCREEN, WOOD                |
| 9  | NEW RAMP, BEYOND, CONCRETE              |
| 10 | NEW PLANT PEDESTALS, CONCRETE; BY OWNER |

EXISTING LANDSCAPE FEATURES

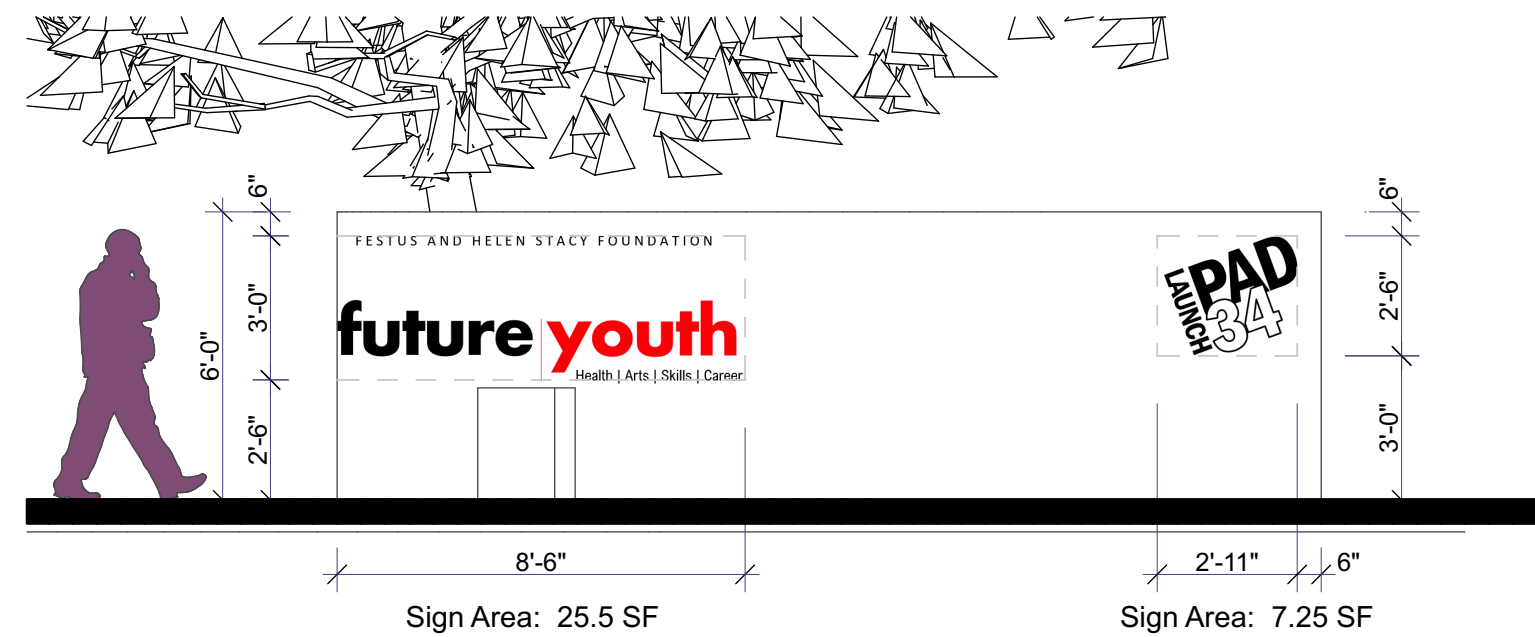
- |    |  |
|----|--|
| 11 | EXISTING TREE                            |
| 12 | EXISTING COMMUNITY SIGN, TO REMAIN AS IS |



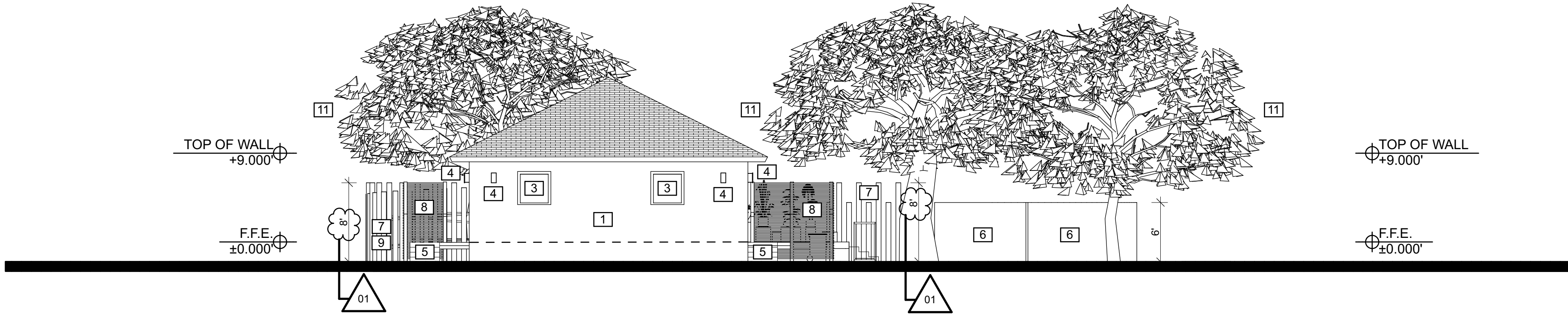
1 South Elevation  
SCALE: 1/8" = 1'-0"



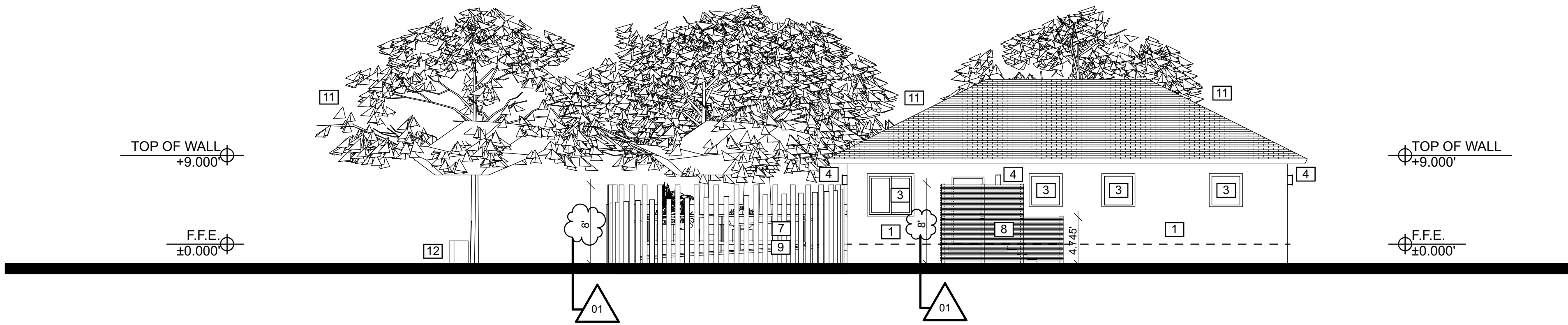
2 West Elevation  
SCALE: 1/8" = 1'-0"



5 Wall Signage  
SCALE: 1/4" = 1'-0"



3 North Elevation  
SCALE: 1/8" = 1'-0"



4 East Elevation  
SCALE: 1/8" = 1'-0"

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PROJECT

BIG  
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301 NE 34 Court  
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DRAWN BY  
Carolina Wiebe

SUBMITTAL  
Development Review Committee

DATE  
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01	10/30/2020	Response to Completeness Review

Exterior Elevations

A-3



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Project Data

Areas highlighted in grey indicate proposed changes from existing conditions.	301 NE 34 CT	3480 NE 3 AVE
SCOPE OF REQUEST		
REZONING	✓	✓
SITE PLAN DEVELOPMENT REVIEW	✓	

CRITERIA	EXISTING	PROPOSED	TO REMAIN AS IS
SITE DATA			
SITE GROSS AREA (SF)	6,000	6,000	12,200
IMPERVIOUS AREA (SF)	1279	2274	4,064
GROSS BUILDING AREA (44.5' x 28.13')	1252	1252	2,335
OPEN AREA	27	1022	1729
RAISED DECK SLAB (WITH RAMP + STEPS)	NA	929	NA
CONCRETE SLABS AT SIDE DOORS	NA	84	NA
STEPS AT DOORS	27	9	NA
TILE AT ENTRANCE			98
CONCRETE SLAB @ OPEN STAIRS			62
ASPHALT DRIVEWAY	NA	NA	1,569
SITE NET AREA / PERVIOUS AREA (SF)	4,721	3,726	8,136
FLOOR AREA			
GROSS FLOOR AREA (SF)			
LIVING ROOM + SITTING ROOM	327	NA	
DINING ROOM + ENTRY FOYER	217	NA	
BEDROOMS	411	NA	
OFFICE GROSS AREA	NA	411	
MAIN OFFICE			149
STAFF OFFICE			262
EDUCATIONAL GROSS AREA	NA	544	
GATHERING SPACE			327
HANDS-ON SPACE			217
NET AREA (SF)	NA	471	
GATHERING SPACE			293
HANDS-ON SPACE			178
UTILITIES			
WATER/WASTEWATER SERVICE PROVIDER	CITY OF OAKLAND PARK		

CODE OF ORDINANCES CITY OF OAKLAND PARK, FLORIDA  
LAND DEVELOPMENT CODE

REFERENCE	CRITERIA	ALLOWED/REQ'D	EXISTING	PROPOSED
ARTICLE II	ZONING MAP		L5	CF
SEC. 302	LAND USE DESIGNATION		R-1	CF
ARTICLE III	DISTRICT REGULATIONS			
SEC. 24-44	CF: COMMUNITY FACILITIES DISTRICT			
(B) (1)	USES PERMITTED		RESIDENCE	
	ACCESSORY USE			VOCATIONAL INSTITUTION
(D)	BUILDING SITE AREA (SF)	NO MINIMUM	6,000	6,000
(E)	BUILDING SITE COVERAGE + GREEN SPACE: PERCENTAGE OF SITE TO BE LANDSCAPED OR PERVIOUS	30%	78.68%	62.10%
(F)	DENSITY (DU/ACRE)	25	1	1
(G)	MAX FLOOR AREA RATIO (FAR)	.5 FAR	0.2	0.2
(H) (2)	FRONT YARD (FT)	25	25	25'
(H) (4)	SIDE YARD (FT)	0	0	0'
(H) (5)	STREET SIDE YARD (FT)	15	15	15'
(H) (8)	REAR YARD (FT)	0	0	0'
(I)	BUILDING HEIGHT LIMITS	4 STORIES, 50' MAX.	1 STORY	1 STORY
ARTICLE VI	PARKING, LOADING, ACCESS			
	VEHICULAR USE AREA		0%	0%
SEC. 24-80 (1)	OFF-STREET PARKING 1/100 GFA	5*	2**	2**
SEC. 24-81	OFF-STREET LOADING	0	0	0
	ADA SPACES	1*	0	0

\* The required parking spaces for the vocational facility shall be met via a shared parking agreement with the adjacent church property. The church property provides 10 on-grade parking spaces with access from an asphalt aisle to the west of its main entrance. The vocational facility shall have access to five of these spaces.  
\*\* The existing parking spaces are a pre-existing, non-conforming condition.

2017 FLORIDA BUILDING CODE - BUILDING, SIXTH EDITION

REFERENCE	CRITERIA	ALLOWED/REQ'D	EXISTING	PROPOSED
	MEANS OF EGRESS			
	TOTAL OCCUPANCY LOAD	58		58
TABLE 1004.1.2	MAX. FLOOR AREA PER OCCUPANT			
	MAIN OFFICE @ 100 GROSS	2		1
	STAFF OFFICE @ 100 GROSS	2		3
	GATHERING SPACE, CONCENTRATED @ 7	42		42
	NET			
	HANDS-ON SPACE, UNCONCENTRATED @ 15	12		12
	NET			
SEC 1005.3.2	CAPACITY FOR MEANS OF EGRESS (IN)	11.6		93
TABLE 1006.2.1	NUMBER OF EXITS REQUIRED, A-3	2		2
	COMMON PATH OF EGRESS TRAVEL (FT)	75		51

2017 FLORIDA BUILDING CODE - PLUMBING, SIXTH EDITION

REFERENCE	CRITERIA	ALLOWED/REQ'D	EXISTING	PROPOSED	EXISTING
	PLUMBING FIXTURES				
TABLE 403.1	MIN REQUIRED PLUMBING FIXTURES				
	WATER CLOSETS: 1 PER 25 FOR FIRST 50, 1 PER 50 EXCEEDING 50	2 MEN 2 WOMEN	1 UNISEX	1 UNISEX*	1 UNISEX 2 3
	LAVATORIES: 1 PER 25 FOR FIRST 50, 1 PER 50 EXCEEDING 50	2 MEN 2 WOMEN	1 UNISEX	1 UNISEX*	1 UNISEX 3 3
	SERVICE SINK	1	0	1	
SEC 410.4	WATER COOLER	AHRI 1010, NSF 61 SEC 9, UL 399	0	1	
SEC 403.3.3	LOCATION OF TOILET FACILITIES IN OCCUPANCIES OTHER THAN MALLS	500 FT			<500 FT*

\*The balance of required water closets and lavatories is available less than 500 FT away, at the adjacent church facility.

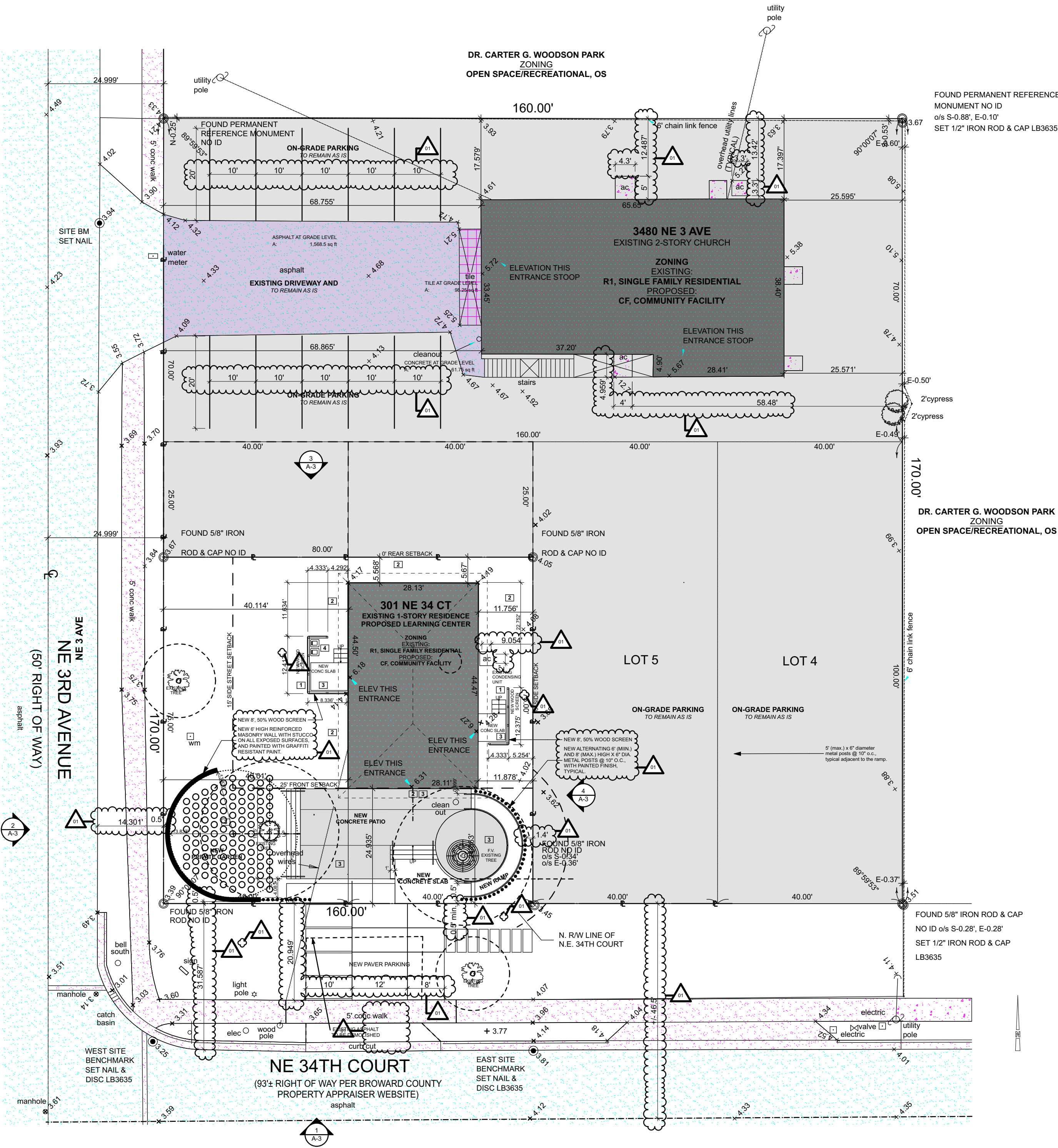
Site Plan Notes

PROPOSED CPTED PRINCIPLES

- 1 NEW WOOD SCREEN TO BE 50% OPEN.
- 2 WINDOWS TO PROVIDE UNOBSTRUCTED VIEWS OF THE STREET AND ADJACENT SURROUNDINGS.
- 3 EXTERIOR LIGHTING TO BE PROVIDED AT OUTDOOR GATHERING SPACES AND EXTERIOR DOORS.
- 4 REFUSE COLLECTION TO BE LOCATED IN LIGHTED SPACE ENCLOSED BY 50% OPEN WOOD SCREEN.

SHARED PARKING AGREEMENT

SEE NOTE UNDER PROJECT DATA, PARKING FOR INFORMATION ON SHARED PARKING AGREEMENT WITH ADJACENT CHURCH PROPERTY.



1  
AS-1  
Architectural Site Plan  
SCALE: 1/16" = 1'-0"

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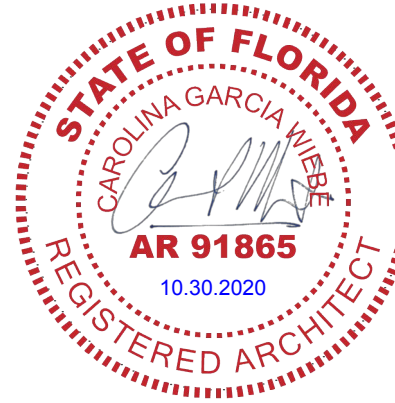
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DRAWN BY  
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Architectural Site Plan

AS-1



GENERAL NOTES:

- CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING STRUCTURES, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- DEMOLITION AND CONSTRUCTION ACTIVITIES, INCLUDING THE STAGING AND STORAGE OF EQUIPMENT, LANDSCAPE AND CONSTRUCTION MATERIALS, ARE TO BE CONFINED TO THE WORK AREA IDENTIFIED BY THE LIMITS OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION PRIOR TO THE BEGINNING OF WORK.
- CONTRACTOR IS RESPONSIBLE TO CONTACT THE OWNER AND/OR THE LANDSCAPE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND INFORMATION PROVIDED IN THESE DRAWINGS.
- CONTRACTOR SHALL ENSURE APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES ARE IN PLACE PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

PLANTING NOTES:

LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK. LANDSCAPE CONTRACTOR SHALL PROVIDE SCHEDULE OF HIS/HER WORKS AT A MINIMUM OF TWO WEEKS IN ADVANCE, BEGINNING TWO WEEKS PRIOR TO COMMENCING LANDSCAPE TRADE CONSTRUCTION.

- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING MATERIAL. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LANDSCAPE AND HARDSCAPE AREAS DAMAGED TO THE SATISFACTION OF THE OWNER, ITS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS TO COMPLY WITH SAFETY CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED BY OR APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANT MATERIALS, INCLUDING TEMPORARY IRRIGATION AND FERTILIZATION IF NECESSARY DURING CONSTRUCTION AND/OR WHILE BEING HELD IN LANDSCAPE HOLDING AREAS.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK, THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS INCLUDING CONTENT ANALYSIS WITH RECOMMENDATIONS FOR THE INSTALLATION AREA.
- ALL PLANT MATERIAL THAT MAY NEED TO BE REPLACED SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL REPLACEMENT MATERIAL SHALL MATCH THE SIZE AND QUALITY OF THE MATERIAL BEING REPLACED.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF TREES AND ALL SHRUB BEDS PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 5 DAYS PRIOR TO REQUESTED REVIEW OF STAKED MATERIALS. EXCAVATION SHALL NOT BEGIN UNTIL LOCATIONS OF INDIVIDUAL PLANT AND PLANT BEDS ARE ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY DUE TO EXISTING SITE CONDITIONS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THE CONTRACT, PURCHASING AND DELIVERY OF PLANTS. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN. ALL PLANT MATERIALS WILL NOT INCLUDE ANY PLANTS CONSIDERED TO BE INVASIVE. CONTRACTOR PROVIDE SOURCE LIST OF PLANT MATERIAL.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, GENERAL NOTES AND /OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH PERMANENT OR TEMPORARY IRRIGATION WORK. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER, ITS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREE OR PALM. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

PLANTING NOTES CONTINUED:

- BURLAP MATERIAL, WIRE CAGES, PLASTIC STRAPS, ETC. , MUST BE CUT AND REMOVED FROM TOP ONE - THIRD (1/3) OF ROOT BALL.
- TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL ARE NOT ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GUARANTEE OF ALL PLANT MATERIAL FOR A PERIOD OF TWENTY FOUR (24) MONTHS FROM THE DATE SUBSTANTIAL COMPLETION. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF GUARANTEE PERIOD.
- ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING PROTECTIVE BARRIERS AROUND THE DRIP LINE OF TREES. THE PROTECTIVE BARRIERS SHALL BE SEEN EASILY BY OPERATORS OF TRUCKS AND OTHER EQUIPMENT. PROTECTIVE BARRIERS SHALL BE CONSTRUCTED OF STURDY MATERIALS (NOT FLAGGING OR RIBBONS) AND SHALL BE INSTALLED PRIOR TO AND MAINTENANCE THROUGHOUT CONSTRUCTION AND/OR LAND DEVELOPMENT:
  - DO NOT STORE OR USE MATERIALS OR EQUIPMENT WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE UNLESS THE ACTIVITY IS BEING DONE TO PROTECT TREES.
  - DO NOT DISCHARGE OR CONTAMINATE THE SOIL WITHIN THE DRIP LINE OF ANY TREE TO BE RELOCATED ON SITE WITH ANY CONSTRUCTION MATERIALS SUCH AS PAINT,OIL, SOLVENTS, PET-ROLEUM PRODUCTS, ASPHALT, CONCRETE, MORTAR, OR OTHER MATERIALS THAT MAY CAUSE ADVERSE IMPACTS.
  - CLEARING OF VEGETATION WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION SHALL ONLY BE BY HAND OR LIGHT RUBBER WHEELED EQUIPMENT THAT WILL NOT DAMAGE TREE ROOTS.
  - MAKE NO ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE AND NON-DAMAGING NATURE, TO ANY TREE TO BE RETAINED ON THE SITE.
  - DO NOT CHANGE THE NATURAL GRADE ABOVE THE ROOT SYSTEM WITHIN THE DRIP LINE OF ANY TREE TO BE RETAINED ON SITE UNLESS IT CAN BE DEMONSTRATED TO THE CITY THAT IT WILL NOT DAMAGE THE TREE.
  - AVOID ANY ENCROACHMENTS, EXCAVATIONS OR SEVERE GRADE CHANGES WITHIN THE DRIPLINE OF PRESERVED TREES THAT WILL IMPACT ANY TREE SCHEDULE TO REMAIN.
- PLANT SIZE SPECIFICATIONS TAKE PRECEDENCE OVER CONTAINER SIZE.
- CONTRACTOR TO VERIFY QUANTITIES AND REPORT ANY DISCREPANCIES TO THE OWNER, ITS REPRESENTATIVE, OR LANDSCAPE ARCHITECT.
- ALL GROUND COVER SHALL HAVE A MINIMUM 75% COVERAGE AT INSTALLATION AND 100% COVERAGE IN 6 MONTHS.
- EXCAVATE ALL PLANTING ISLANDS TO A MINIMUM OF 12" AND BACKFILL WITH SPECIFIED PLANTING MIX.
- ALL ROOT BALLS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK".
- ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO FINAL LOCATION WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION. ALL PLANT MATERIAL TO BE PLANTED ON THE SAME DAY IT ARRIVES ON SITE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING AND TREE RELOCATION PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREINAFTER DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
- THERE SHALL BE NO CHAINS OR CABLES USED ON TREES OR PALMS. HANDLE WITH TWO INCH (2") MINIMUM WIDTH NYLON STRAPS OR EQUAL.
- CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO (2) WEEKS OF WRITTEN NOTICE AND GUARANTEE FOR TWELVE (12) MONTHS FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL MULCH ALL PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A THREE INCH (3") DEPTH OF LOOSE, WEED FREE STERILIZED MELALEUCA MULCH.
- CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER, ITS REPRESENTATIVE, AND LANDSCAPE ARCHITECT SHALL DECLARE THE PROJECT SUBSTANTIALLY COMPLETE.
- ALL PLANT MATERIAL IS TO BE TAGGED AT THE NURSERY BY CONTRACTOR. THE LANDSCAPE ARCHITECT MAY BE PRESENT DURING SELECTION AND TAGGING ACTIVITIES WITH NOTIFICATION AT LEAST 2 WEEKS IN ADVANCE.
- PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES AND FRONDS.
- NOTIFY THE LANDSCAPE ARCHITECT OF DELIVERY SCHEDULE IN ADVANCE SO PLANT MATERIAL MAY BE INSPECTED UPON ARRIVAL AT JOB SITE.
- REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM JOB SITE.
- DELIVER FERTILIZER TO SITE IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED CHEMICAL ANALYSIS, NAME, TRADE NAME, TRADEMARK, AND CONFORMANCE TO FLORIDA STATE LAW.
- PROTECT ROOTS OF PLANT MATERIAL FROM DRYING OR OTHER POSSIBLE INJURY. KEEP PLANT BALL MOIST AT ALL TIMES.
- REPAIR DAMAGE TO OTHER PLANTS OR CONSTRUCTION WORK DURING PLANT PLACEMENT AND/OR REPLACEMENT INCLUDING, BUT NOT LIMITED TO, DAMAGE

PLANTING NOTES CONTINUED:

- TO EXISTING TREES, WALKS, STRUCTURES, SITE FURNISHINGS, ETC.
- NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
  - TEST FILL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. PITS THAT ARE FOUND TO NOT BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH COARSE SAND, AND 6 INCHES OF PLANTING SOIL ADDED BELOW THE ROOT BALL AND COMPACTED BY FLOODING PRIOR TO PLANTING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. REPLACE WITH SAME SPECIES SIZE AND SPECIFICATION.
  - PLANTING
    - GENERAL
      - IRRIGATION SHALL BE 100% OPERATIONAL PRIOR TO PLANT MATERIAL. INSTALLATION, IF APPLICABLE.
      - THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT MEETING SPECIFICATIONS AT THE JOB SITE
      - REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL.
      - CENTER PLANT IN PIT OR TRENCH.
      - FACE FOR BEST EFFECT, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
      - SET PLANT PLUMB AND HOLD RIGIDLY IN POSITION UNTIL SOIL HAS BEEN TAMPED FIRMLY AROUND PLANTING BALL.
      - USE ONLY PLANTING SOIL BACKFILL AS SPECIFIED ON THIS SHEET - SOIL PREPARATION AND MIXES.
      - PLACE SUFFICIENT PLANTING SOIL UNDER PLANT TO BRING TOP OF PLANTING BALL TO FINISH GRADE.
      - BACKFILL PIT OR TRENCH WITH PLANTING SOIL IN 9-INCH LAYERS AND WATER EACH LAYER THOROUGHLY TO SETTLE SOIL AND WORK SOIL COMPLETELY AROUND ROOTS AND PLANTING BALL.
      - AFTER SOIL SETTLES FILL PIT WITH PLANTING SOIL, WATER, AND LEAVE PIT SURFACE EVEN WITH FINISH GRADE.
      - TOPSOIL BERM:
        - CONSTRUCT A TOPSOIL BERM 6-INCHES ABOVE FINISH GRADE FORMING A WATERING BASIN WITH A LEVEL BOTTOM AROUND EACH PALM OR TREE.
        - THE TOPSOIL BERM SHALL FORM A WATERING BASIN 1 FOOT GREATER THAN DIAMETER OF PLANTING BALL.
        - COMPLETELY MULCH WATERING BASIN AND BERM TO AVOID ANY EXPOSED DIRT.
        - BRACES SHALL BE INSTALLED, AS SPECIFIED HEREIN, WHILE THE TREE IS SUPPORTED BY MACHINERY.
      - BALLED AND BURLAPPED PLANTS (B & B):
        - PLACE IN PIT ON PLANTING SOIL BACKFILL MATERIAL THAT HAS BEEN HAND-TAMPED PRIOR TO PLACING PLANT.
        - PLACE WITH BURLAP INTACT SO LOCATION OF GROUND LINE AT TOP OF BALL IS SAME AS AT NURSERY WHERE GROWN.
        - REMOVE BINDING AT TOP HALF OF THE PLANTING BALL AND CUT OFF EXPOSED BURLAP.
        - DO NOT PULL WRAPPING FROM UNDER PLANTING BALL.
        - DO NOT PLANT IF PLANTING BALL IS CRACKED, BROKEN, OR SHOWING EVIDENCE OF VOIDS BEFORE OR DURING PLANTING PROCESS. REPLACE WITH PLANT OF SAME SPECIES, SIZE, AND SPECIFICATION.

IRRIGATION:

- NATIVE PLANT MATERIAL HAS BEEN SELECTED TO MINIMIZE NEED FOR IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE FULL COVERAGE AUTOMATIC IRRIGATION SYSTEM AS REQUIRED TO MEET ALL CODE REQUIREMENTS.

SOIL PREPARATION AND SOIL MIX :

- ALL PLANTS NOTED FOR REMOVAL SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION. CONTRACTOR TO PROVIDE MANUFACTURER'S SPECIFICATIONS FOR APPROVAL
- BEFORE REPLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1" DIAMETER AND LARGER), DEBRIS, RUBBISH, AND REMAINING ROOTS FROM REMOVED PLANT MATERIAL
- SCARIFY SUBSOIL TO A DEPTH OF THREE INCHES (3").
- CONTRACTOR TO APPLY "SURFLAN" OR APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS. CONTRACTOR TO PROVIDE MANUFACTURER'S SPECIFICATIONS FOR APPROVAL
- PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUND COVER SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:  
SOIL-TYPE 1  
4" OF 70% CLEAN SAND, 30% APPROVED TOPSOIL AND PEAT MIXTURE FOR ALL TURF AREAS  
  
SOIL-TYPE 2  
12" 70% CLEAN DOT SAND, 30% APPROVED TOPSOIL/FLORIDA PEAT MIXTURE FOR ALL PLANT BEDS.  
  
\*\*ALL PALMS USE 12" 90% SAND AND 10% APPROVED TOPSOIL / FLORIDA PEAT MIXTURE.
- FLORIDA PEAT SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES. SHALL BE OF UNIFORM QUALITY, AND SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS. FLORIDA PEAT SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). 6.5. IF NECESSARY, THE CONTRACTOR SHALL APPLY THE APPROPRIATE SOIL AMENDMENTS ADJUSTING SOIL PH TO ASSURE A PH RANGE OF 5.5 TO 6.5.
- TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE OF UNIFORM COMPOSITION THROUGHOUT, WITH ADMIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. SPREAD TOPSOIL MIXTURE TO MINIMUM DEPTH OF 12" IN ALL LANDSCAPE AREAS AND 4" THROUGH-OUT ALL LAWN AREAS. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1" IN DIAMETER.
- SMOOTH ALL SOIL MIXTURE TO FIVE INCHES (5") BELOW TOP OF SURROUNDING PAVEMENT EDGES.
- CONTRACTOR TO PROVIDE MINIMUM DRESSING OF THREE INCHES (3") OF MULCH TO ALL LANDSCAPE AREAS, TYP.
- FINISH GRADE ALL TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE, ASSURING POSITIVE DRAINAGE AWAY FROM THE STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.
- CONTRACTOR TO REMOVE DEBRIS AND EXCESS MATERIAL IMMEDIATELY FROM JOB SITE.
- TEST FILL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. THE RELATIVE PERMEABILITY OF THE SOIL SHALL BE 20IN./HR. MIN. PITS THAT ARE FOUND TO NOT BE ADEQUATELY DRAINING SHALL BE EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE AND BACKFILLING WITH COARSE SAND, AND 6 INCHES OF PLANTING SOIL ADDED BELOW THE ROOT BALL AND COMPACTED BY FLOODING PRIOR TO PLANTING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. REPLACE WITH SAME SPECIES SIZE AND SPECIFICATION.

SOIL PREPARATION AND SOIL MIX CONTINUED:

- SUBMITTALS:
  - TEST REPORTS
    - RESULTS OF TOPSOIL ANALYSIS
    - RESULTS OF WATER ANALYSIS
    - RESULTS OF PLANTING SOIL MIX ANALYSIS, INCLUDING CONTENT ANALYSIS
  - CERTIFICATES
    - MANUFACTURERS CERTIFICATION AND/OR TESTING LABORATORY CERTIFICATION THAT CONTENT OF SOIL CONDITIONERS MEET SPECIFIED REQUIREMENTS
    - LITERATURE AND PROPOSED APPLICATION RATES OF SOIL AMENDMENTS
    - LITERATURE AND PROPOSED APPLICATION RATES FOR ALL HERBICIDES AND STERILIZERS
- MECHANICAL ANALYSIS FOR WELL-GRADED TOPSOIL SHALL BE AS FOLLOWS:

SIZE	PERCENTAGE PASSING BY DRY WEIGHT
1/4 IN.	90-92%
NO. 10	50-55%
NO. 40	20-25%
NO. 100	4-6%
NO. 200	0-1%
- CONTRACTOR SHALL REMOVE ALL STAKING OF TREES AND PALMS AFTER TWELVE (12) MONTHS OF SUBSTANTIAL COMPLETION.
- SOIL AMENDMENTS:
  - FERTILIZER
    - ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, BE FREE FROM IMPURITIES, UNIFORM IN COMPOSITION, MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS, AND BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
    - ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN BAGS OR OTHER CONVENIENT CONTAINERS, EACH FULLY LABELED, CONFORMING TO THE APPLICABLE STATE FERTILIZER LAWS, AND BEARING THE GRADE AND THE TRADE NAME OF THE PRODUCER.
    - DIE HARD ROOT REVIVER - ENDO AND ECTOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD, 1-(800)628.6373 OR APPROVED EQUAL.
  - DIE HARD TRANSPLANT - ONE STEP - ENDO AND ECTOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD, 1-(800)628.6373 OR APPROVED EQUAL.
  - DIE HARD PALM TRANSPLANT - ENDOMYCORRIZAL INOCULANT, AS MANUFACTURED BY DIE HARD, 1-(800) 628.6373 OR APPROVED EQUAL.
  - TIME RELEASE, PALM MIX FERTILIZER WITH MINOR ELEMENTS OR APPROVED EQUAL.
  - TIME RELEASE, TREE AND SHRUB MIX FERTILIZER, 6-6-6, WITH MINOR ELEMENTS OR APPROVED EQUAL.
  - AGRIFORM PLANTING TABLETS, 8-8-8 PLUS MINORS, AS MANUFACTURED BY GRACE SIERRA, 1-(408) 263.8080 OR APPROVED EQUAL.
  - WETTING AGENT TO BE TERRA SORB OR APPROVED EQUAL.
  - SOIL CONDITIONER TO BE "SUPER LESCO WET", AS MANUFACTURED BY LESCO, INC. OR APPROVED EQUAL.
  - WATER: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY CLEAN AND POTABLE WATER TO THE SITE FOR USE IN WATERING.
  - SAND: E.R. JAHNA SAND OR EQUAL BEACH COMPATIBLE SAND. FREE DRAINING AND FREE OF SUBSTANCES HARMFUL TO GROWTH OF PLANTS.
  - PEAT: FLORIDA PEAT FROM APPROVED SOURCE.
  - COMPOST: FROM APPROVED SOURCE.
  - AMENDMENT PROCESS: BASED ON SOIL TEST RESULTS, CONTRACTOR TO PROVIDE SOIL AMENDMENT PROCESS IF DEEMED NECESSARY BY SOIL TESTING LAB AND LANDSCAPE ARCHITECT.

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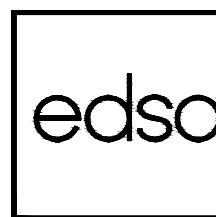
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EDSA, INC.  
LANDSCAPE ARCHITECT  
1512 E. BROWARD BLVD. SUITE 110  
FORT LAUDERDALE, FL 33301 USA

PROJECT

BIG  
CHILDREN'S  
FOUNDATION

301 NE 34 Court  
Oakland Park, FL 33334

LOTS 6 AND 7 LESS THE NORTH 25 FEET  
THEREOF OF HARLEM, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLATBOOK  
18, AT PAGE 13 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

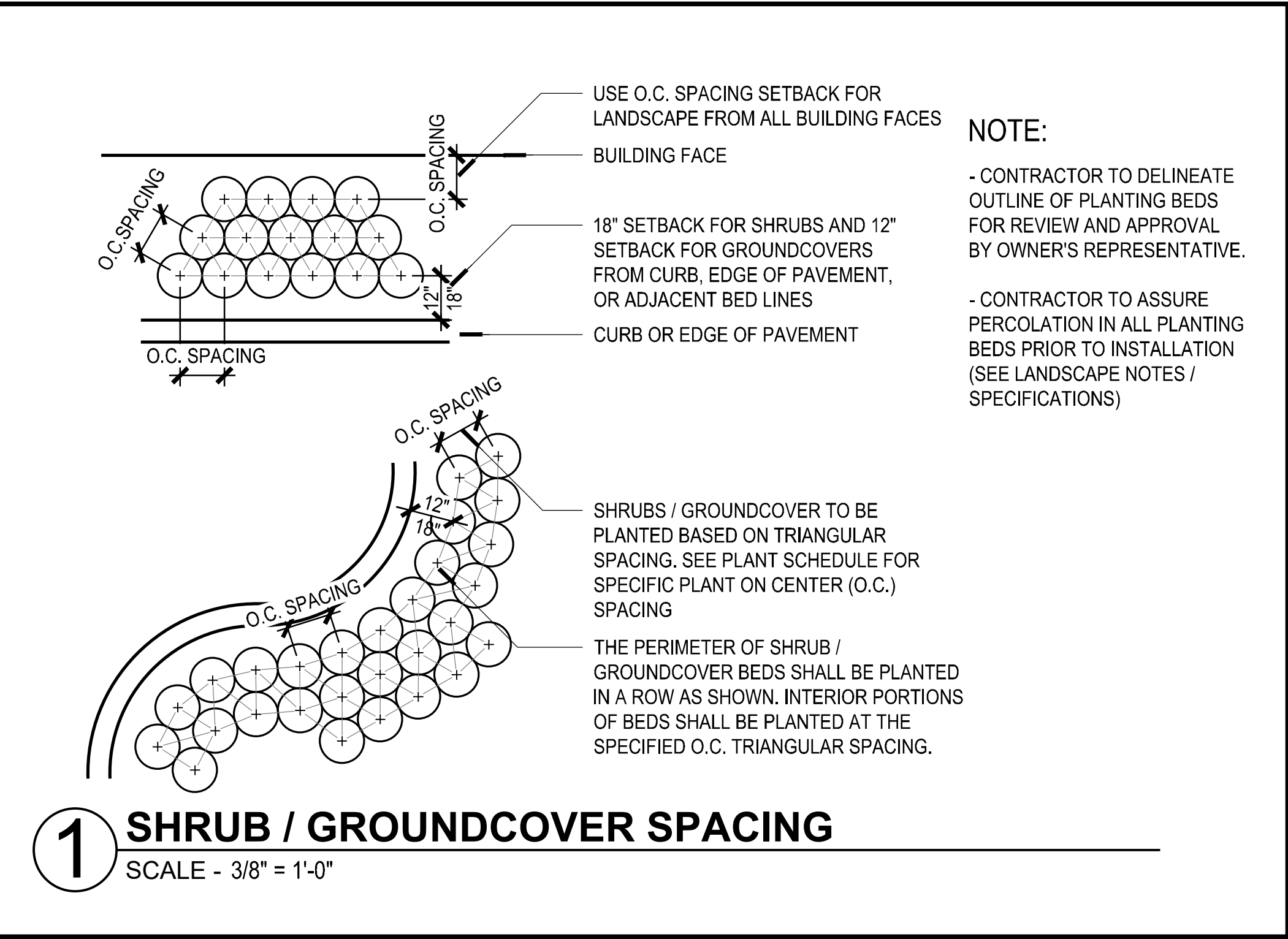
3480 NE 3 Avenue  
Oakland Park, FL 33334

LOTS 4 AND 5, TOGETHER WITH THE NORTH  
25 FEET OF LOTS 6 AND 7, TOGETHER WITH  
THE SOUTH 70 FEET OF THE WEST 160 FEET  
OF TRACT 1, HARLEM, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLATBOOK  
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BROWARD COUNTY, FLORIDA.

PROJECT NO		
2019-11-01		
MODEL FILE		
2020_08_13_BIG CHILDRENS FOUNDATION_DRC SUBMITTAL.pln		
DRAWN BY		
Pete Dunne		
DATE		
August 25, 2020		
REVISIONS		
#	DATE	DESCRIPTION

Landscape Plan

LS-1

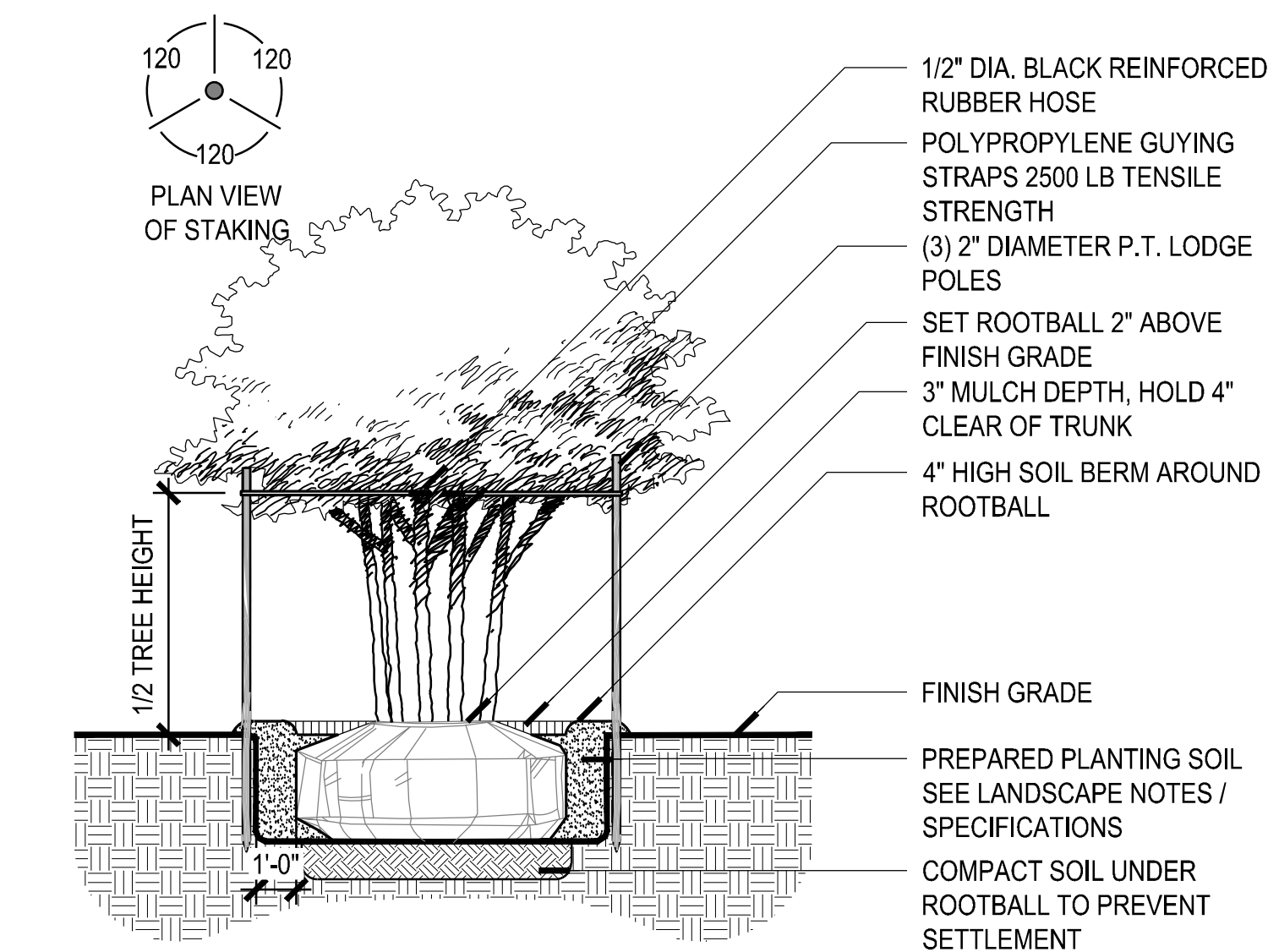




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# PLANT SCHEDULE

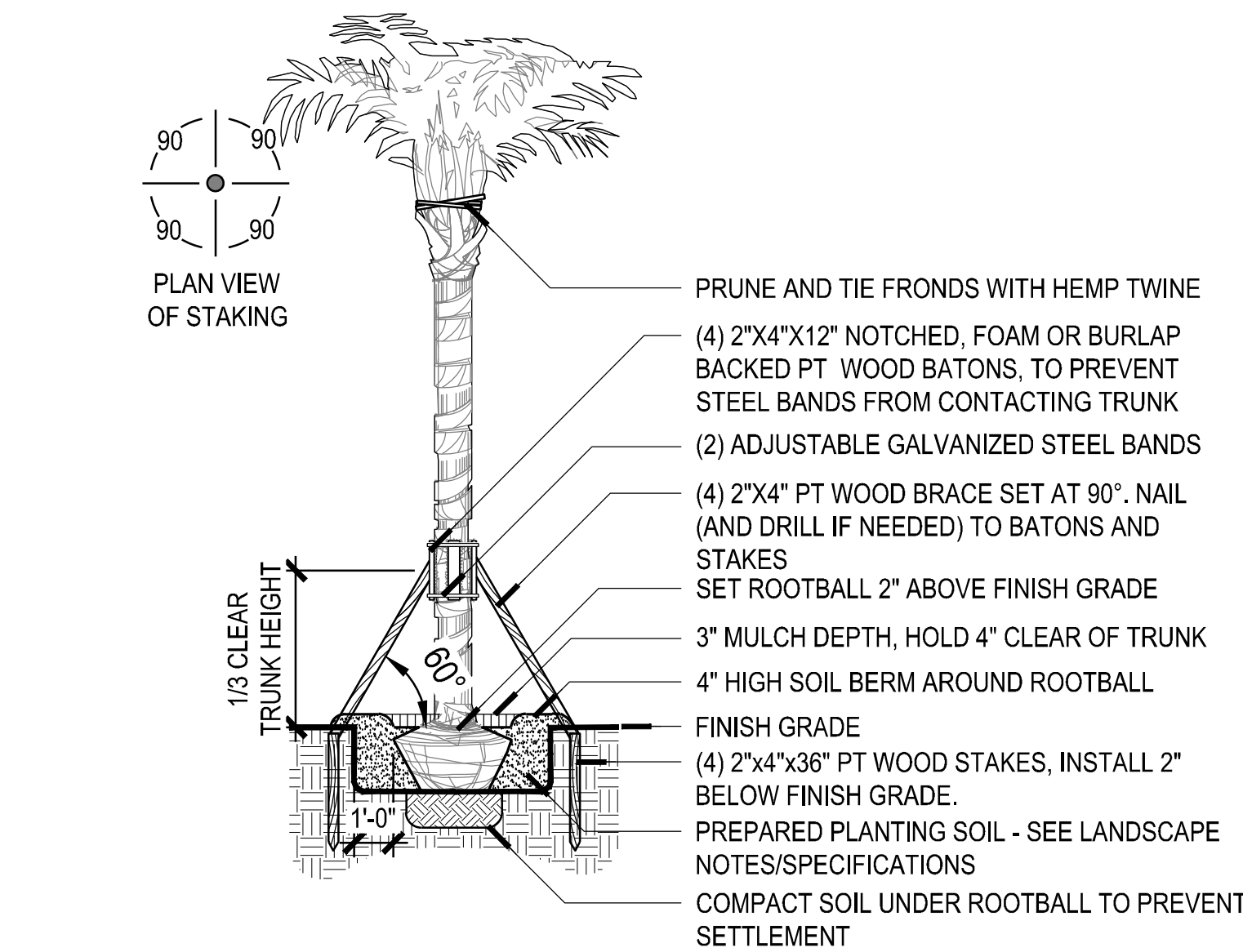
TREES	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NOTES	
MF2	Myrcianthes fragrans	Simpson's Stopper	45 Gal	10' HT x 7' SPR	Multi-Trunk	
PALM TREES	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NOTES	
SS	Sabal palmetto	Cabbage Palm	B&B	10'-16' C.T	VARIED HEIGHTS	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NOTES	SPACING
AER	Aspidistra elatior	Cast Iron Plant	3 gal	18" HT Full		18" o.c.
CHR	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	7 gal	14" O.A.		24" o.c.
COE	Conocarpus erectus sericeus	Silver Button Wood	7 gal	Bush - 3' HT		24" o.c.
FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	7 gal	14" O.A.		18" o.c.
LIR	Liriope muscari	Lilyturf	3 gal	10" O.A.		12" o.c.
MUC	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	16" OA Full		18" o.c.
PB	Philodendron bipinnatifidum	Cut Leaf Philodendron	3 gal	24" O.A.		30" o.c.
SPB	Spartina bakeri	Sand Cord Grass	3 gal	16" OA Full		18" o.c.
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NOTES	SPACING
SS3	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	sod	Staggard Panels, Certified		



- NOTE:**
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
  - CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)
  - ALL TREES TO BE SET PLUMB IN PLANTING PIT

## 1 TREE STAKING: MULTI-STEM TREE

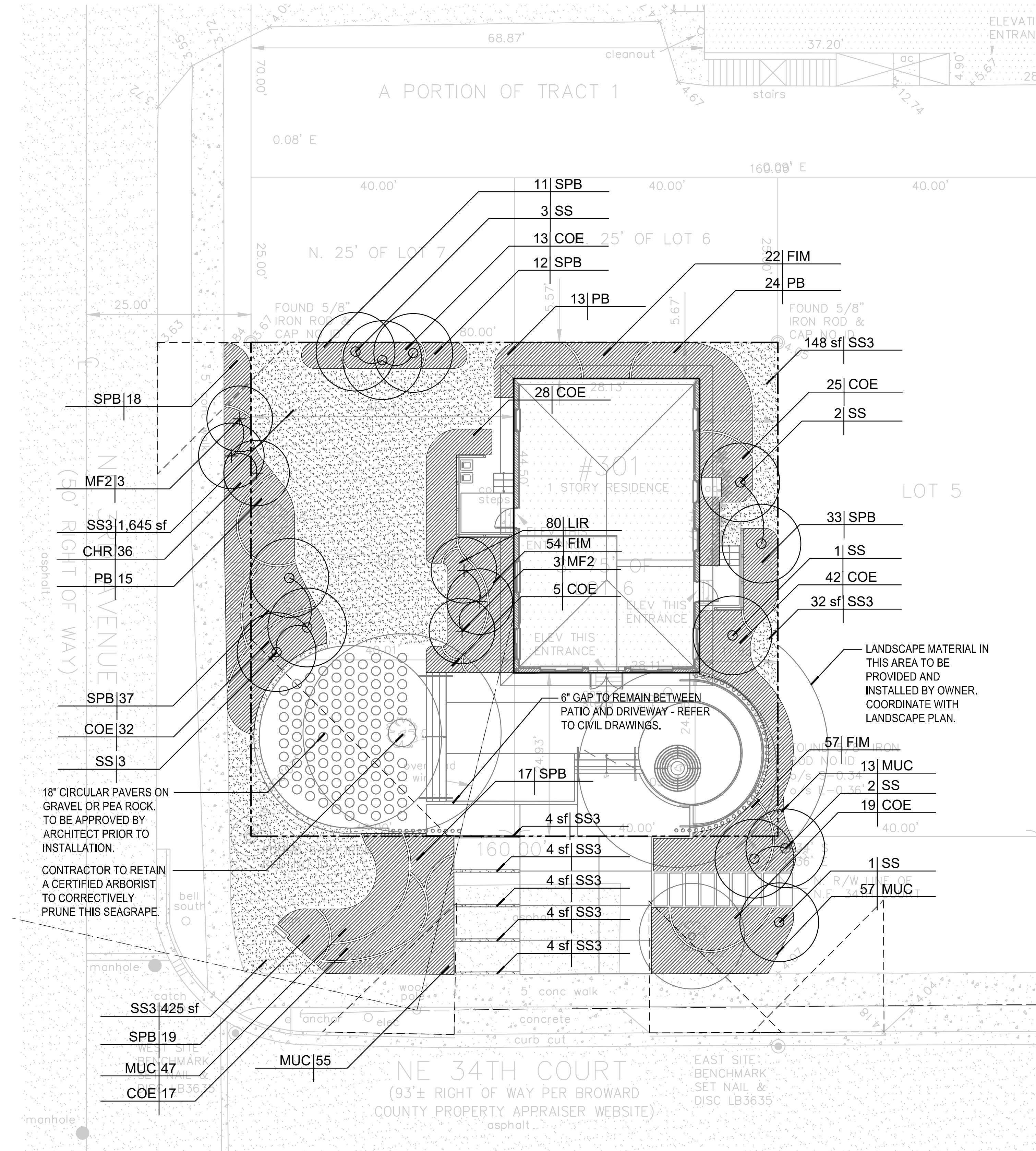
SCALE - 1/4" = 1'-0"



- NOTE:**
- CONTRACTOR TO STAKE LOCATION OF PALMS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
  - CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)
  - ALL PALMS TO BE SET PLUMB IN PLANTING PIT

## 2 PALM STAKING: MEDIUM TRUNK PALM

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



## LANDSCAPE PLAN

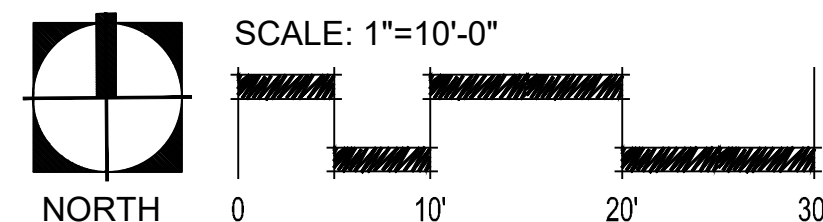
SITE AREA: 6,000SF

VEHICULAR USE AREA: N/A  
PERIMETER LANDSCAPE AREA: N/A  
INTERIOR LANDSCAPE AREA: N/A

TREES - PARKING INTERIOR: N/A  
TREES - RIGHT OF WAY EDGE REQUIRED: MET BY EXISTING CONDITION

REQUIRED SHRUBS: 8  
PROVIDED SHRUBS: 8+  
REQUIRED TREES: 3  
PROVIDED TREES: 3+

TREE CANOPY COVERAGE: 250SF  
NOTE: ALL EXISTING TREES TO REMAIN



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EDSA, INC.  
LANDSCAPE ARCHITECT  
1512 E. BROWARD BLVD. SUITE 110  
FORT LAUDERDALE, FL 33301 USA

PROJECT

## BIG CHILDREN'S FOUNDATION

301 NE 34 Court  
Oakland Park, FL 33334

LOTS 6 AND 7 LESS THE NORTH 25 FEET  
THEREOF OF HARLEM, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLATBOOK  
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BROWARD COUNTY, FLORIDA.

PROJECT NO

2019-11-01

MODEL FILE

2020\_08\_13\_BIG CHILDRENS FOUNDATION\_DRC SUBMITTAL.pln

DRAWN BY

Pete Dunne

DATE

August 25, 2020

REVISIONS

#	DATE	DESCRIPTION

Landscape Plan

LS-2





ACCURATE LAND SURVEYORS, INC.

L.B. #3635

1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

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

## BOUNDARY & TOPOGRAPHIC SURVEY

### SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	× 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	SQ. FT.	=	SQUARE FEET
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAGHOOCHEE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
✕	=	VALVE	□	=	UTILITY BOX
⊙	=	MANHOLE	⊗	=	HYDRANT
⊞	=	BASIN	⊕	=	UTILITY POLE
⊗	=	WELL	⊞	=	VAULT
⊞	=	WATER METER	☆	=	LIGHT
⊙	=	MONITORING WELL	•	=	BOLLARD
○	=	PROPERTY CORNER	⊞	=	AIR CONDITIONER
— — — — —	=	CHAIN LINK FENCE	▨	=	COVERED AREA
— — — — —	=	WOOD FENCE	▨	=	CONCRETE
— — — — —	=	METAL FENCE	▨	=	BRICK PAVERS
— — — — —	=	PVC FENCE	▨	=	TILE
— — — — —	=	CONCRETE FENCE	▨	=	ASPHALT
— — — — —	=	CONCRETE WALL	— — — — —	=	WIRE FENCE

### STREET ADDRESS:

301 N.E. 34th Court, Oakland Park, Florida 33334  
3480 N.E. 3rd Avenue, Oakland Park, Florida 33334

### LEGAL DESCRIPTION:

Lots 6 and 7 less the North 25 feet thereof of HARLEM, according to the Plat thereof as recorded in Plat Book 18, at Page 13, of the Public Records of Broward County, Florida.

### TOGETHER WITH:

Lots 4 and 5, together with the North 25 feet of Lots 6 and 7, together with the South 70 feet of the West 160 feet of Tract 1, HARLEM, according to the Plat thereof as recorded in Plat Book 18, at Page 13, of the Public Records of Broward County, Florida.

### NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are based on Plat Book 18, Page 13, Broward County Records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.

### FLOOD INFORMATION:

Community name and number: Oakland Park 120050  
Map and panel number: 12011C0367H  
Panel date: 08-18-14  
Index date: 08-18-14  
Flood zone: "AH"  
Base flood elevation: 5'NAVD9188

### BENCHMARK INFORMATION:

Broward County Benchmark #1255  
Elevation = 6.040'NAVD1988

### CERTIFY TO:

Welcome Baptist Church, Inc.

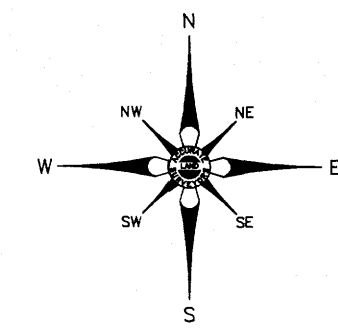
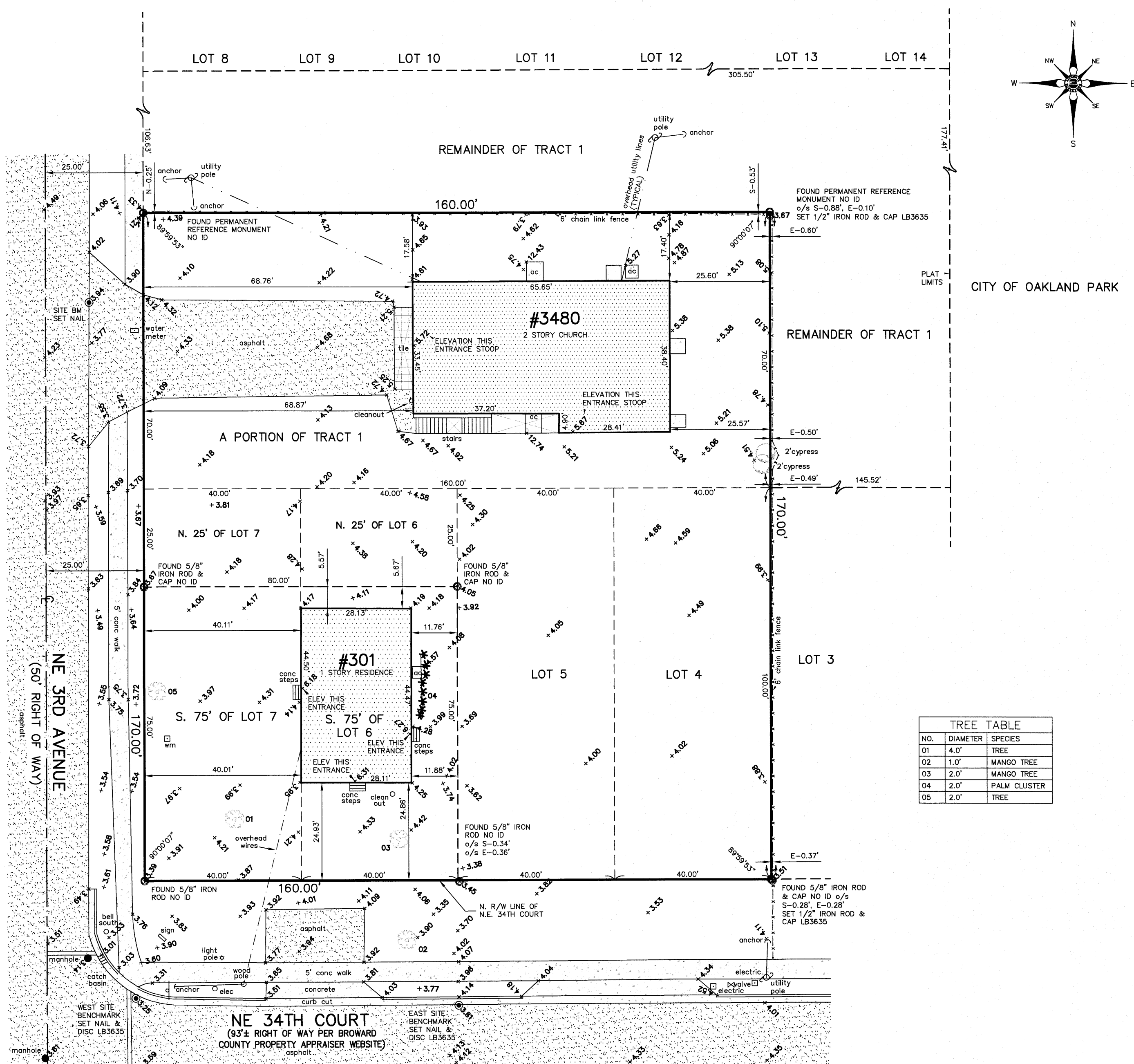
### CERTIFICATION:

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 current Section 472.027, Florida Statutes.

*Robert L. Thompson* 5-18-2020  
ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

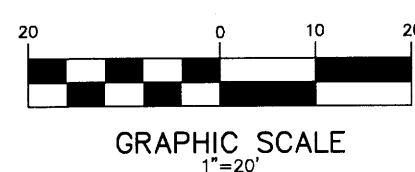
SEA  
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

SHEET 1 OF 1 SCALE 1"=20' SKETCH NUMBER SU-20-0422



CITY OF OAKLAND PARK

TREE TABLE		
NO.	DIAMETER	SPECIES
01	4.0'	TREE
02	1.0'	MANGO TREE
03	2.0'	MANGO TREE
04	2.0'	PALM CLUSTER
05	2.0'	TREE

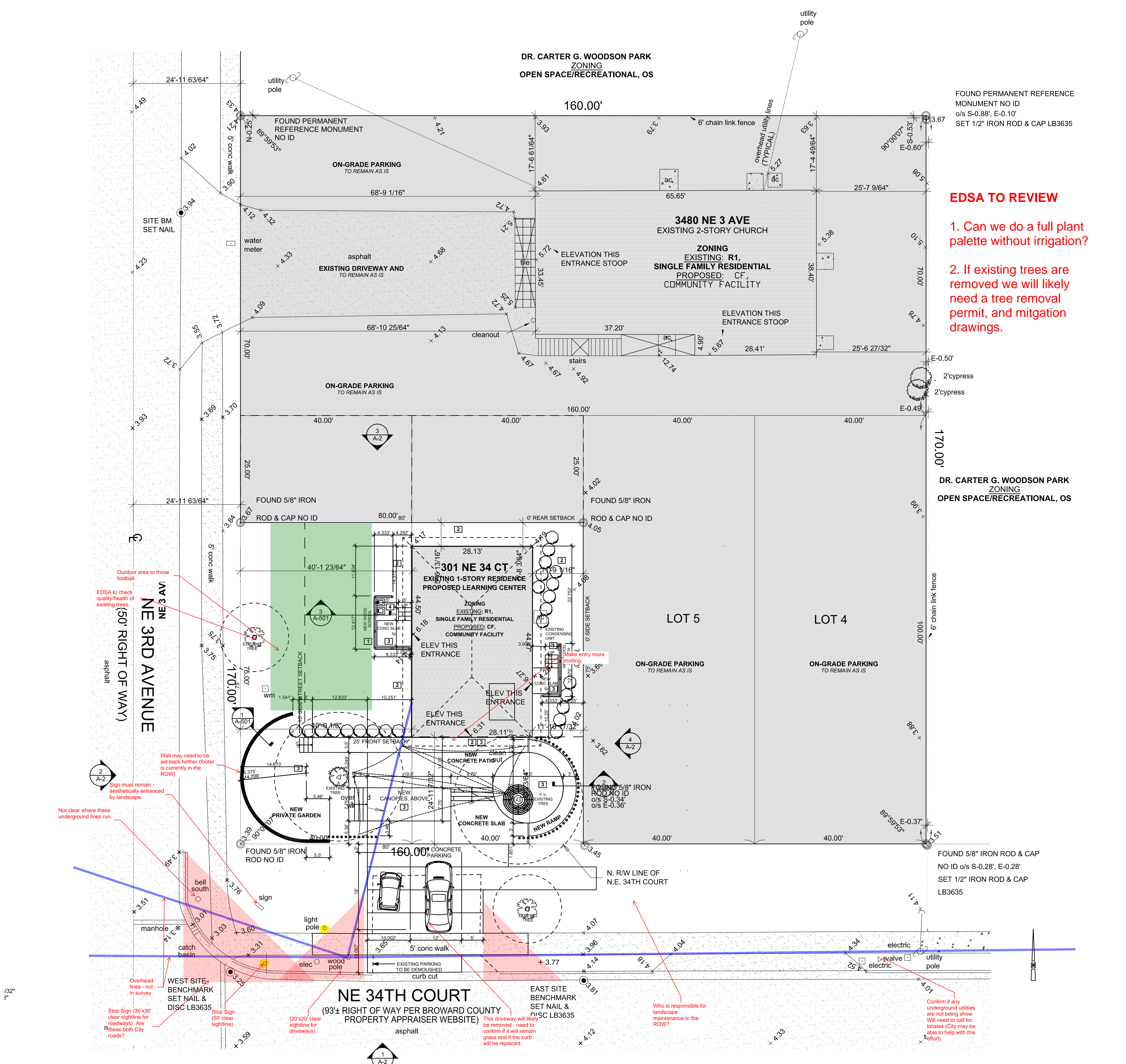


GRAPHIC SCALE  
1"=20'

ORIGINAL DATE OF FIELD SURVEY: 03-05-20	DRAWN BY: ER	
FIELD BOOK: ALS-SU-20-0422	CHECKED BY: RLT	
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
ADD ADDITIONAL PARCEL 20-0802	04-30-20	MLW



EDSA MARK-UP 7.28.2020





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Project Data

Areas highlighted in grey indicate proposed changes from existing conditions.	301 NE 34 CT	3480 NE 3 AVE
SCOPE OF REQUEST		
REZONING	✓	✓
SITE PLAN DEVELOPMENT REVIEW	✓	

CRITERIA	EXISTING	PROPOSED	EXISTING	PROPOSED
SITE DATA				
SITE GROSS AREA	6,000	6,000		
IMPERVIOUS AREAS (SF)	1289	2485		
GROSS BUILDING AREA	1262	1262		
STRUCTURE LENGTH x WIDTH				
OPEN AREA	27	1223		
RAISED DECK SLAB (INCLUDING RAMP + STEPS)	0	873		
CONCRETE SLABS AT GRADE LEVEL	0	260		
CONCRETE SLABS AT SIDE DOORS	0	83		
STEPS AT DOORS	27	9		
PERVIOUS AREAS	4,711	3,515		
LANDSCAPE AREA	4,711	3,515		
FLOOR AREA				
GROSS FLOOR AREA (SF)				
LIVING ROOM + SITTING ROOM	327	NA		
DINING ROOM + ENTRY FOYER	217	NA		
BEDROOMS	411	NA		
OFFICE GROSS AREA	NA	411		
MAIN OFFICE		149		
STAFF OFFICE		262		
EDUCATIONAL GROSS AREA	NA	544		
GATHERING SPACE		327		
HANDS-ON SPACE		217		
NET AREA (SF) REQUIRED FOR	NA	471		
GATHERING SPACE		293		
HANDS-ON SPACE		178		
UTILITIES				
WATER/WASTEWATER SERVICE				

REFERENCE	CRITERIA	ALLOWED/REQ'D	EXISTING	PROPOSED	EXISTING	PROPOSED
ARTICLE II	ZONING MAP		L5	CF	L5 + P/R	CF
SEC. 302	LAND USE DESIGNATION		R-1	CF	R-1	CF
ARTICLE III	DISTRICT REGULATIONS					
SEC. 24-44	CF: COMMUNITY FACILITIES DISTRICT					
(B) (1)	USES PERMITTED		RESIDENCE		HOUSE OF WORSHIP	HOUSE OF WORSHIP
(C)	CONDITIONAL USES			VOCATIONA		
(D)	BUILDING SITE AREA (SF)	NO MINIMUM	6,000	6,000		
(E)	BUILDING SITE COVERAGE + GREEN SPACE: PERCENTAGE OF SITE TO BE LANDSCAPED OR PERVIOUS	30%	78.52%	58.58%		
(F)	DENSITY (DU/ACRE)	25	1	1		
(G)	MAX FLOOR AREA RATIO (FAR)	.5 FAR	0.2	0.2		0.2
(H) (2)	FRONT YARD (FT)	25	25	25'		25'
(H) (4)	SIDE YARD (FT)	0	0	0'		0'
(H) (5)	STREET SIDE YARD (FT)	15	15	15'		15'
(H) (8)	REAR YARD (FT)	0	0	0'		0'
(I)	BUILDING HEIGHT LIMITS	4 STORIES, 50'	1 STORY	1 STORY		2 STORY
ARTICLE VI	PARKING, LOADING, ACCESS					
	VEHICULAR USE AREA		0	0		
	% OF SITE		0	0		
SEC. 24-80	OFF-STREET PARKING COUNT*	5	2**	0	0	0
C(1)	VOCATIONAL: 1/100 GFA	5	NA	NA	NA	NA
C(1)	PLACE OF WORSHIP: 1/100 GFA		NA	NA	NA	NA
C(1)	ON-GRADE PARKING		NA	NA	NA	NA
C(1)	SURFACE PARKING (20%)		NA	NA	NA	NA
SEC. 24-81	OFF-STREET LOADING	0	0	0		
	ADA SPACES		0	0		

\* THE REQUIRED PARKING SPACES FOR THE VOCATINAL USE FACILITY SHALL BE MET THROUGH A PROPOSED SHARED PARKING AGREEMENT.  
\*\* THE EXISTING AND PROPOSED PARKING SPACES ARE LOCATED ON CITY PROPERTY.

REFERENCE	CRITERIA	ALLOWED/REQ'D	EXISTING	PROPOSED	EXISTING	PROPOSED
	MEANS OF EGRESS					
	TOTAL OCCUPANCY LOAD	58		58		
TABLE 1004.1.2	MAX. FLOOR AREA PER OCCUPANT					
	MAIN OFFICE @ 100 GROSS	2		1		
	STAFF OFFICE @ 100 GROSS	2		3		
	GATHERING SPACE, CONCENTRATED @	42		42		
	HANDS-ON SPACE, UNCONCENTRATED @ 15 NET	12		12		
SEC 1005.3.2	CAPACITY FOR MEANS OF EGRESS (IN)	11.6		93		
TABLE 1006.2.1	NUMBER OF EXITS REQUIRED, A-3	2		2		
	COMMON PATH OF EGRESS TRAVEL	75		51'		

REFERENCE	CRITERIA	ALLOWED/REQ'D	EXISTING	PROPOSED	EXISTING	PROPOSED
	PLUMBING FIXTURES					
TABLE 403.1	MIN REQUIRED PLUMBING FIXTURES					
	WATER CLOSETS: 1 PER 25 FOR FIRST 50, 1 PER 50 EXCEEDING 50	2 MEN 2 WOMEN	1 UNISEX	1 UNISEX	2 3	2 3
	LAVATORIES: 1 PER 25 FOR FIRST 50, 1 PER 50 EXCEEDING 50	2 MEN 2 WOMEN	1 UNISEX	1 UNISEX	1 UNISEX 3	1 UNISEX 3
	SERVICE SINK	1	0	1		
SEC 410.4	WATER COOLER	AHRI 1010, NSF 61 SEC 9, UL 399	0	1		
SEC 403.3.3	LOCATION OF TOILET FACILITIES IN OCCUPANCIES OTHER THAN MALLS	500 FT		<500 FT*	NA	NA

\*ONE UNISEX ADA BATHROOM IS PROVIDED AT THE VOCATIONAL FACILITY. THE BALANCE OF WATER CLOSETS AND LAVATORIES IS AVAILABLE LESS THAN 500 FT AWAY, AT THE ADJACENT CHURCH FACILITY TO THE NORTH.



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

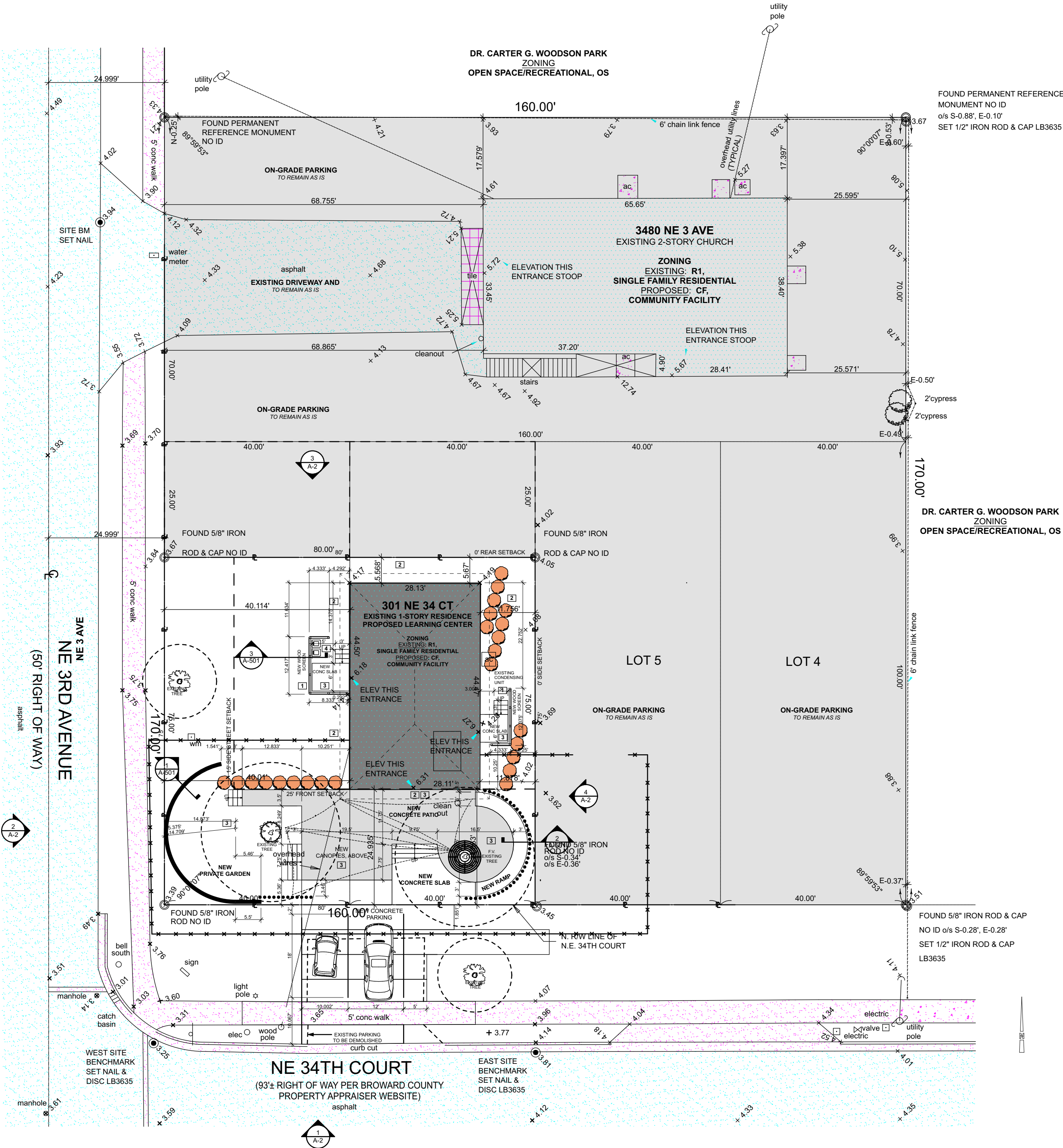
Site Plan Notes

- PROPOSED CPTD PRINCIPLES**
- NEW WOOD SCREEN TO BE 50% OPEN.
  - WINDOWS TO PROVIDE UNOBSTRUCTED VIEWS OF THE STREET AND ADJACENT SURROUNDINGS.
  - EXTERIOR LIGHTING TO BE PROVIDED AT OUTDOOR GATHERING SPACES AND EXTERIOR DOORS.
  - REFUSE COLLECTION TO BE LOCATED IN LIGHTED SPACE ENCLOSED BY 50% OPEN WOOD SCREEN.

**SHARED PARKING AGREEMENT**

FOUR OF THE SIX REQUIRED PARKING SPACES FOR THE LEARNING FACILITY WILL BE PROVIDED AT THE EXISTING ON-GRADE PARKING AREA LOCATED TO THE EAST OF THE LEARNING CENTER, VIA A SHARED PARKING AGREEMENT.

- GENERAL NOTES**
- 



2 Architectural Site Plan  
SCALE: 1/16" = 1'-0"

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ARCHITECTURE LLC

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WELCOME  
BAPTIST CHURCH,  
INC.

301 NE 34 Court  
Oakland Park, FL 33334

LEGAL DESCRIPTION  
LOTS 6 AND 7 LESS THE NORTH 26 FEET  
THEREOF OF HARLEM, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLATBOOK  
18, AT PAGE 13 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

ABBREVIATED:  
HARLEM 18-13 B  
LOT 6 LESS N 25, LOT 7 LESS N 25

3480 NE 3 Avenue  
Oakland Park, FL 33334

LEGAL DESCRIPTION  
LOTS 4 AND 5, TOGETHER WITH THE NORTH  
25 FEET OF LOTS 6 AND 7, TOGETHER WITH  
THE SOUTH 70 FEET OF THE WEST 160 FEET  
OF TRACT 1, HARLEM, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLATBOOK  
18, AT PAGE 13, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

ABBREVIATED:  
HARLEM 18-13 B TRACT 1 S 70 OF W 160;  
& LOTS 4,5,6 N 25 & 7 N 25

PROJECT NO	19-11-1
MODEL FILE	2020_05_19_BIG CHILDRENS FOUNDATION_DRC SUBMITTAL
DRAWN BY	Carolina Wiebe
REVISIONS	

#	DATE	DESCRIPTION

Architectural Site Plan

AS-1



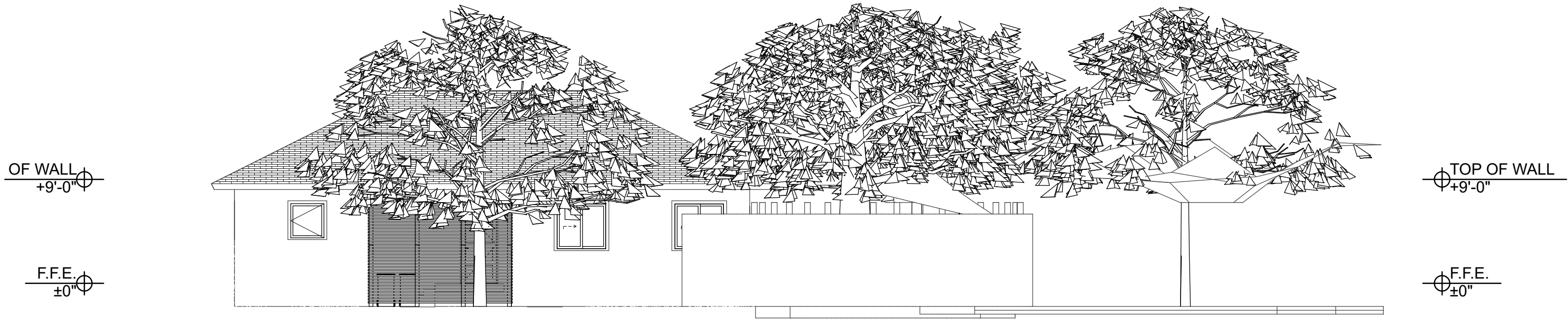




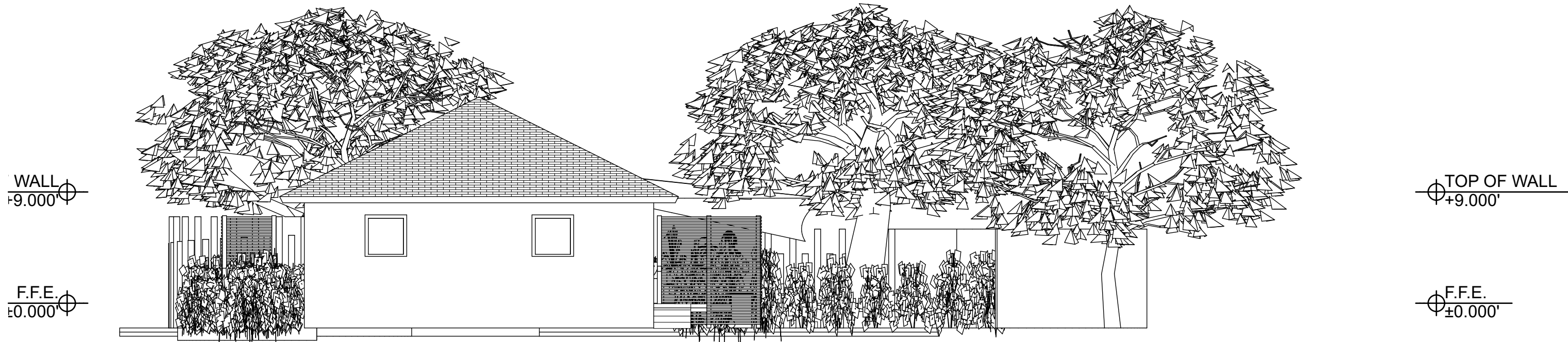
/Users/carolina/Documents/CREATE-DWELL/ARCHITECTURE/PROJECTS/BIG CHILDRENS FOUNDATION, INC./2020\_05\_19\_BIG CHILDRENS FOUNDATION\_DRC SUBMITTAL.pln



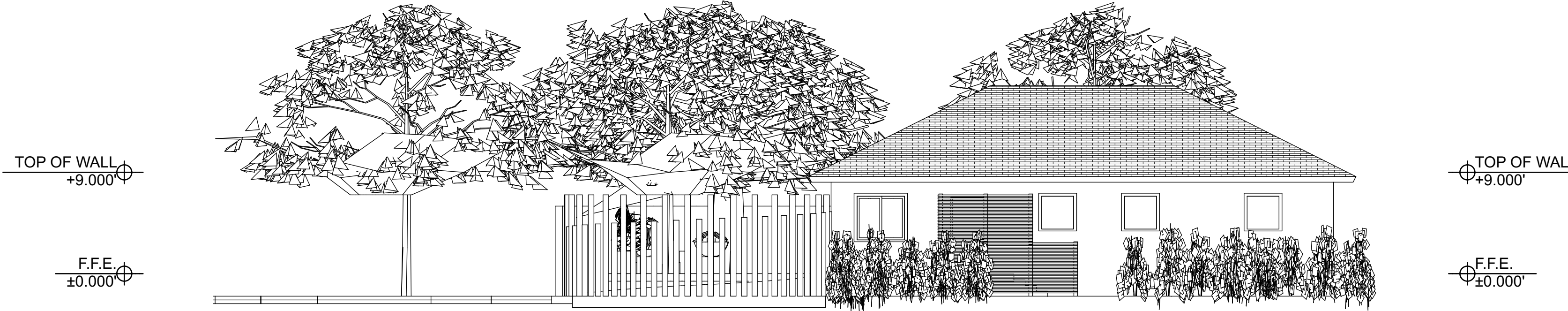
1  
A-2 South Elevation  
SCALE: 1/8" = 1'-0"



2  
A-2 West Elevation  
SCALE: 1/8" = 1'-0"



3  
A-2 North Elevation  
SCALE: 1/8" = 1'-0"



4  
A-2 East Elevation  
SCALE: 1/8" = 1'-0"

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DRAWN BY		
Carolina Wiebe		
REVISIONS		
#	DATE	DESCRIPTION

Exterior Elevations

A-2