CITY OF WILTON MANORS
COMMUNITY DEVELOPMENT SERVICES
DEVELOPMENT REVIEW COMMITTEE
SITE PLAN SUBMITTAL:

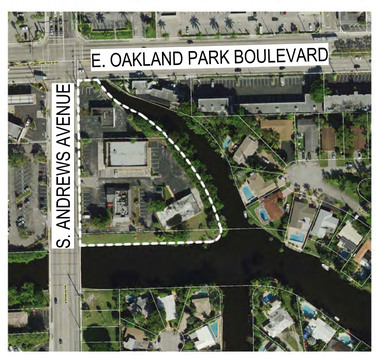
THE AVE

3058 - 3064 N. ANDREWS AVENUE

PROPOSED DEVELOPMENT: 186 UNIT MULTI-FAMILY BUILDING WITH LIVE-WORK UNITS AT GROUND LEVEL FRONTAGE

SHEET INDEX

	AR-000	COVER SHEET, INDEX
		SURVEY - PART 1 OF 2
		SURVEY - PART 2 OF 2
		PLAT - PART 1 OF 2
		PLAT - PART 2 OF 2
	AR-100	SITE PLAN - LEVEL 01
3	AR-100.1	SITE PLAN - PEDESTRIAN ACCESS EASEMENT - SKETCH
	AR-101	FLOOR PLAN - LEVEL 01 LOFT
	AR-102	FLOOR PLAN - LEVEL 02
	AR-103	FLOOR PLAN - LEVEL 03
	AR-104	FLOOR PLAN - LEVEL 04
	AR-105	FLOOR PLAN - LEVEL 05
	AR-106	FLOOR PLAN - LEVEL 06
	AR-107	ROOF PLAN
	AR-201	EXTERIOR ELEVATIONS
	AR-202	EXTERIOR ELEVATIONS
3	AR-301	BUILDING SECTION
	AR-401	PHOTOMETRICS - LEVEL 01
	AR-402	PHOTOMETRICS - LEVEL 01 LOFT
	AR-403	PHOTOMETRICS - LEVEL 02
	AR-404	PHOTOMETRICS - LEVEL 03
	AR-801	PERSPECTIVE RENDERINGS
	AR-802	PERSPECTIVE RENDERINGS
	AR-803	PERSPECTIVE RENDERINGS
	AR-804	PERSPECTIVE RENDERINGS
	AR-805	PERSPECTIVE RENDERINGS
	AR-806	PERSPECTIVE RENDERINGS
	AR-807	PERSPECTIVE RENDERINGS
	AR-901	SHADOW STUDY
	AR-902	SHADOW STUDY
	C-1	PAVEMENT MARKING AND SIGNAGE PLAN
	C-2	CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN
	C-3	CONCEPTUAL WATER AND SEWER PLAN
	LC-001	LANDSCAPE COVER + INDEX
	LC-002	GENERAL NOTES + ABBREV. + PLANTING SPECIFICATIONS
	LC-003	EXISTING TREE SURVEY
	LC-004	CONCEPTUAL LANDSCAPE PLAN
	TD-100	TREE DISPOSITION PLAN
	TD-101	TREE PROTECTION DETAILS
	LS-100	LANDSCAPE SITE PLAN (GROUND FLOOR)
	LS-101	LANDSCAPE SITE MATERIAL IMAGERY
	LP-100	LANDSCAPE PLANTING PLAN
	LP-101	LANDSCAPE PLANTING DETAILS
	LL-100	LANDSCAPE LIGHTING PLAN (GROUND FLOOR)
	LL-101	LANDSCAPE LIGHTING SPECIFICATIONS



OWNER

RIVER MANORS
888 SE 3RD AVENUE, STE 500
FORT LAUDERDALE, FL 33316

LAND USE ATTORNEY

GREENSPOON MARDER
200 E BROWARD BLVD., STE 1800
FORT LAUDERDALE, FL 33301
TELEPHONE 954.491.1120

TRAFFIC ENGINEER

TRAF TECH ENGINEERING
8400 N. UNIVERSITY DRIVE, STE 309
TAMARAC, FL 33321
TELEPHONE 954.582.0988

ARCHITECT

FSMY ARCHITECTS + PLANNERS
888 S. ANDREWS AVENUE, STE 300
FORT LAUDERDALE, FL 33316
TELEPHONE 954.764.6575

CIVIL ENGINEER

FLYNN ENGINEERING
241 COMMERCIAL BOULEVARD
LAUDERDALE-BY-THE-SEA, FL 33308
TELEPHONE 954.522.1004

LANDSCAPE ARCHITECT

COASTAL OPERATIONS
614 S. FEDERAL HIGHWAY, STE 2
FORT LAUDERDALE, FL 33301
TELEPHONE 954.266.8932

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

COVER SHEET

SITE PLAN APPROVAL

AR-000

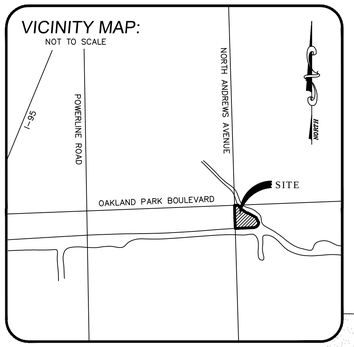
19/09/2022 13:51:19

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc.

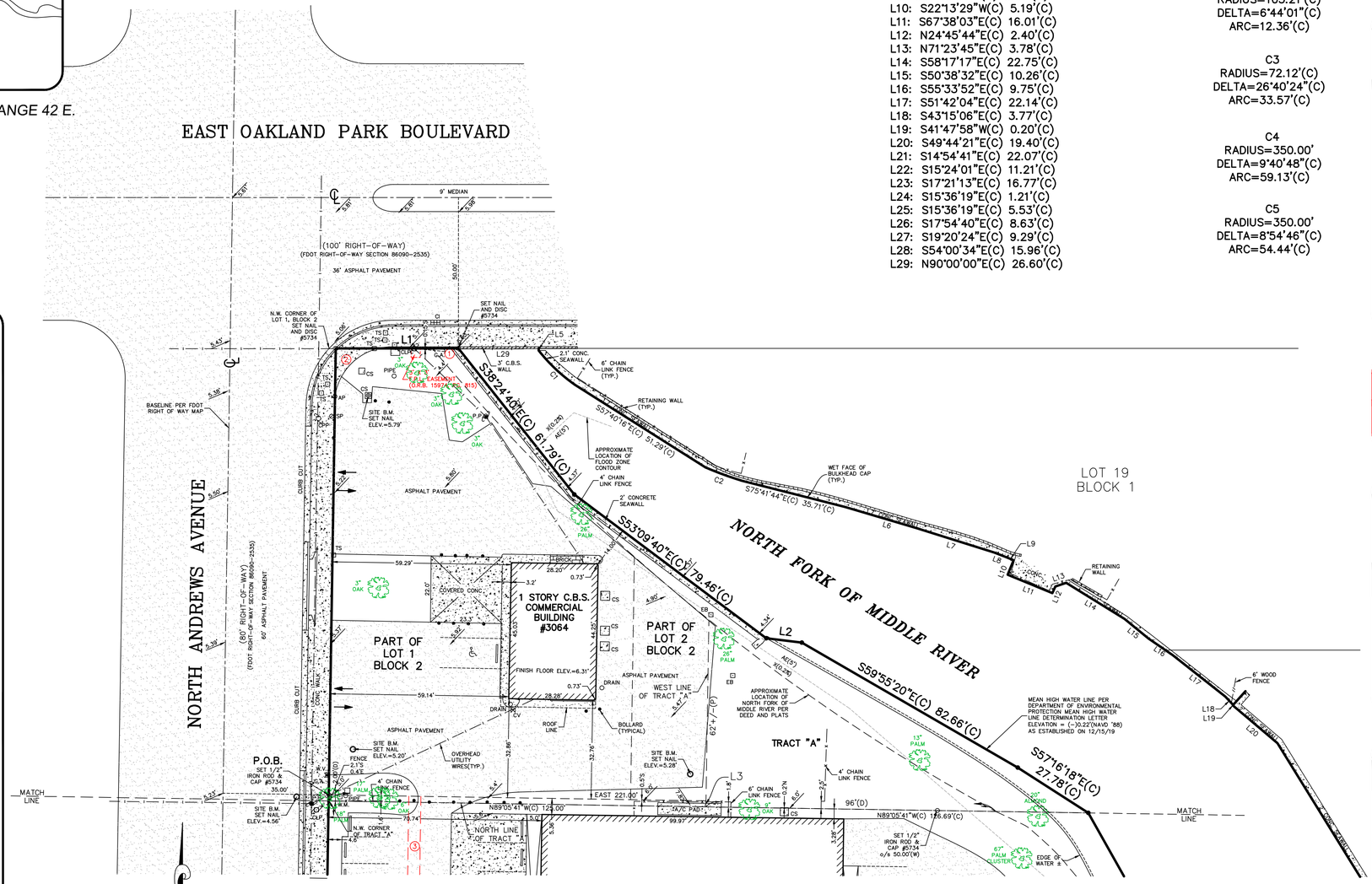
BOUNDARY AND TIDAL WATER SURVEY

VICINITY MAP:

NOT TO SCALE



SECTION 27, TOWNSHIP 49 S., RANGE 42 E.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

B.C.R.	= BROWARD COUNTY RECORDS
B.F.	= BACKFLOW
C	= CALCULATED MEASUREMENT
℄	= CENTERLINE
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.L.F.	= CHAIN LINK FENCE
C.O.	= CLEAN OUT
CONC.	= CONCRETE
CLP	= CONCRETE LIGHT POLE
CPP	= CONCRETE POWER POLE
D	= DEED MEASUREMENT
E.S.	= ELECTRIC SERVICE
F.P.L.	= FLORIDA POWER & LIGHT
G.A.	= GUY ANCHOR
G.V.	= GATE VALVE
L.P.	= LIGHT POLE
M	= MEASURED
M.C.	= METAL COVER
M–D.C.R.	= MIAMI–DADE COUNTY RECORDS
M.H.	= MANHOLE
M.W.	= MONITORING WELL
NAVD	= NORTH AMERICAN VERTICAL DATUM
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	= OFFICIAL RECORDS BOOK
P	= PLAT MEASUREMENT
P.B.	= PLAT BOOK
P.E.	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.P.	= POWER POLE
TYP.	= TYPICAL
W.M.	= WATER METER
o/s	= OFFSET
A/C	= AIR CONDITIONING UNIT
	= HANDCAPPED PARKING
	= FIRE HYDRANT
	= UTILITY POLE
	= LOCATION OF INGRESS/EGRESS
	= LOCATION OF BUILDING HEIGHT MEASUREMENT
①	= ENCROACHMENT REFERENCE
B.M.	= BENCHMARK
CS	= CONCRETE SLAB
TS	= TRAFFIC SIGNAL BOX
CI	= CURB INLET
ELEV.	= ELEVATION
W.V.	= WATER VALVE
SP	= SIGN POST
AP	= ALUMINUM POST
EB	= ELECTRIC BOX
CV	= CONTROL VALVE

LINE DATA:

L1: N90°00'00"E(C) 32'+/–(D) 30'+/–(P) 40.63'(C)
L2: S82°58'00"E(C) 11.86'(C)
L3: N00°54'19"E(C) 2.00'
L4: S11°51'01"E(C) 6.93'(C)
L5: S00°00'00"W(C) 0.70'(C)
L6: S73°30'54"E(C) 24.74'(C)
L7: S72°33'32"E(C) 26.81'(C)
L8: S68°53'05"E(C) 3.87'(C)
L9: S67°40'34"E(C) 3.07'(C)
L10: S22°13'29"W(C) 5.19'(C)
L11: S67°38'03"E(C) 16.01'(C)
L12: N24°45'44"E(C) 2.40'(C)
L13: N71°23'45"E(C) 3.78'(C)
L14: S58°17'17"E(C) 22.75'(C)
L15: S50°38'32"E(C) 10.26'(C)
L16: S55°33'52"E(C) 9.75'(C)
L17: S51°42'04"E(C) 22.14'(C)
L18: S43°15'06"E(C) 3.77'(C)
L19: S41°47'58"W(C) 0.20'(C)
L20: S49°44'21"E(C) 19.40'(C)
L21: S14°54'41"E(C) 22.07'(C)
L22: S15°24'01"E(C) 11.21'(C)
L23: S17°21'13"E(C) 16.77'(C)
L24: S15°36'19"E(C) 1.21'(C)
L25: S15°36'19"E(C) 5.53'(C)
L26: S17°54'40"E(C) 8.63'(C)
L27: S19°20'24"E(C) 9.29'(C)
L28: S54°00'34"E(C) 15.96'(C)
L29: N90°00'00"E(C) 26.60'(C)

CURVE DATA:

C1
RADIUS=56.71'(C)
DELTA=16°46'48"(C)
ARC=16.61'(C)

C2
RADIUS=105.21'(C)
DELTA=6°44'01"(C)
ARC=12.36'(C)

C3
RADIUS=72.12'(C)
DELTA=26°40'24"(C)
ARC=33.57'(C)

C4
RADIUS=350.00'
DELTA=9°40'48"(C)
ARC=59.13'(C)

C5
RADIUS=350.00'
DELTA=8°54'46"(C)
ARC=54.44'(C)

CERTIFY TO:

1. ANDREWS AVENUE WILTON MANORS LLC

PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

PROJECT ADDRESS: 3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

LEGAL DESCRIPTION:

THAT PART OF LOTS 1 AND 2, BLOCK 2, ALMAR ESTATES RESUBDIVISION, PLAT BOOK 32, PAGE 36, AND THAT PART OF TRACT "A" OF RESUBDIVISION OF BLOCK 2 ALMAR ESTATES, PLAT BOOK 43, PAGE 30, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTHERLY ALONG THE WEST LINE OF TRACT "A" 231.15 FEET TO THE NORTHWEST CORNER OF TRACT "A"; THENCE CONTINUE NORTHERLY 2 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY 125 FEET; THENCE SOUTHERLY 2 FEET; THENCE EASTERLY 96 FEET TO A POINT ON NORTH FORK OF MIDDLE RIVER; THENCE MEANDER NORTHWESTERLY TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2; THENCE WESTERLY 32 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2; THENCE SOUTHERLY 148 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY.

TOGETHER WITH:

A PORTION OF TRACT "A", OF THE "RESUBDIVISION OF BLOCK 2, ALMAR ESTATES RESUBDIVISION", AS RECORDED IN PLAT BOOK 43, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE SOUTH 2.00 FEET OF THE "NOT INCLUDED PARCEL" SHOWN THEREON, SAID LANDS SITUATE AND LYING IN BROWARD COUNTY, FLORIDA. BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A" OF THE "RE-SUBDIVISION OF BLOCK 2, ALMAR ESTATES SUBDIVISION"; THENCE SOUTH 89°03'04" WEST ALONG THE NORTH RIGHT OF WAY OF THE ALMAR CANAL FOR A DISTANCE OF 335.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF ANDREWS AVENUE; THENCE NORTH 231.15 FEET ALONG THE EAST RIGHT OF WAY OF ANDREWS AVENUE TO A POINT; THENCE EAST 221.00 FEET MORE OR LESS TO AN INTERSECTION WITH THE WESTERLY BANK OF THE NORTH FORK OF MIDDLE RIVER; THENCE MEANDERING SAID WESTERLY BANK IN A SOUTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL THAT PORTION OF ALMAR CANAL (C–13 CANAL) DESCRIBED IN OFFICIAL RECORDS BOOK 44438, PAGE 1713, BROWARD COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

ALL THAT PART OF THE RIGHT–OF–WAY OF THE ALMAR CANAL (C–13 CANAL) AS SHOWN ON THE PLAT OF THE "RESUBDIVISION OF BLOCK 2, ALMAR ESTATES RESUBDIVISION" AS RECORDED IN PLAT BOOK 43, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "A" OF SAID "RESUBDIVISION OF BLOCK 2, ALMAR ESTATES RESUBDIVISION"; THENCE SOUTH ALONG THE PROJECTION SOUTHERLY OF THE WEST LINE OF SAID TRACT "A", 29.20 FEET; THENCE NORTH 89°08'55" EAST, ALONG THE SOUTHERLY FACE OF THE EXISTING CONCRETE SEAWALL ON THE NORTH SIDE OF THE SAID ALMAR CANAL, 319.92 FEET; THENCE NORTHEASTERLY ALONG THE FACE OF SAID SEAWALL, BEING THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF 93°38'59", AN ARC DISTANCE OF 45.77 FEET; THENCE SOUTH 89°03'04" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", 347.29 FEET TO THE POINT OF BEGINNING.

ENCROACHMENT NOTES:

① – 3 FOOT C.B.S. WALL CROSSES OVER PROPERTY LINE.
② – CONCRETE SIDEWALK CROSSES OVER PROPERTY LINES.
③ – ASPHALT PAVEMENT ENCROACHES INTO UTILITY EASEMENT.
④ – ASPHALT PAVEMENT ENCROACHES INTO 12 FOOT F.P.L. EASEMENT.
⑤ – ASPHALT PAVEMENT AND CONCRETE ENCROACH INTO 10 FOOT F.P.L. EASEMENT.

GENERAL NOTES:

1) TYPE OF SURVEY: BOUNDARY AND TIDAL WATER SURVEY
2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 90°00'00" EAST ALONG THE NORTH LINE OF LOT 1, BLOCK 2 OF ALMAR ESTATES RESUBDIVISION, PLAT BOOK 32, PAGE 36 BROWARD COUNTY RECORDS.
4) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.
5) ALL ELEVATIONS SHOWN HEREON, ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988.
6) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 5 FEET AND FLOOD ZONE "X(0.2%)" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 125156–0367–H, BEARING A MAP EFFECTIVE DATE OF 08/18/14.
7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
8) UNLESS OTHERWISE NOTED, ALL FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
9) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
10) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
11) REFERENCE BENCHMARK: BROWARD COUNTY ENGINEERING B.M. #1820
ELEVATION = 8.832'(NGVD '29) / 7.257'(NAVD '88)
12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '88 USING CORPSCON 6.0.1.
13) THIS MEAN HIGH WATER SURVEY LINE COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES"
14) DATE FIELDWORK PERFORMED: 12/09/19 (FIELD BOOK 606, PAGE 54)
15) DRAWN BY: J.H.P. & O.D.I. CHECKED BY: J.H.P.
16) TREE DESCRIPTIONS SHOWN HEREON ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J–17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL CERTIFICATE No. 5734 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 – STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY
SURVEY REMAINDER OF TRACT A & COMBINE W/ PARTS OF LOTS 1 & 2 (20–0973)	06/10/20	O.C.
SURVEY EAST SIDE OF NORTH FORK OF MIDDLE RIVER (22–0193)	04/08/22	K.V./J.P.

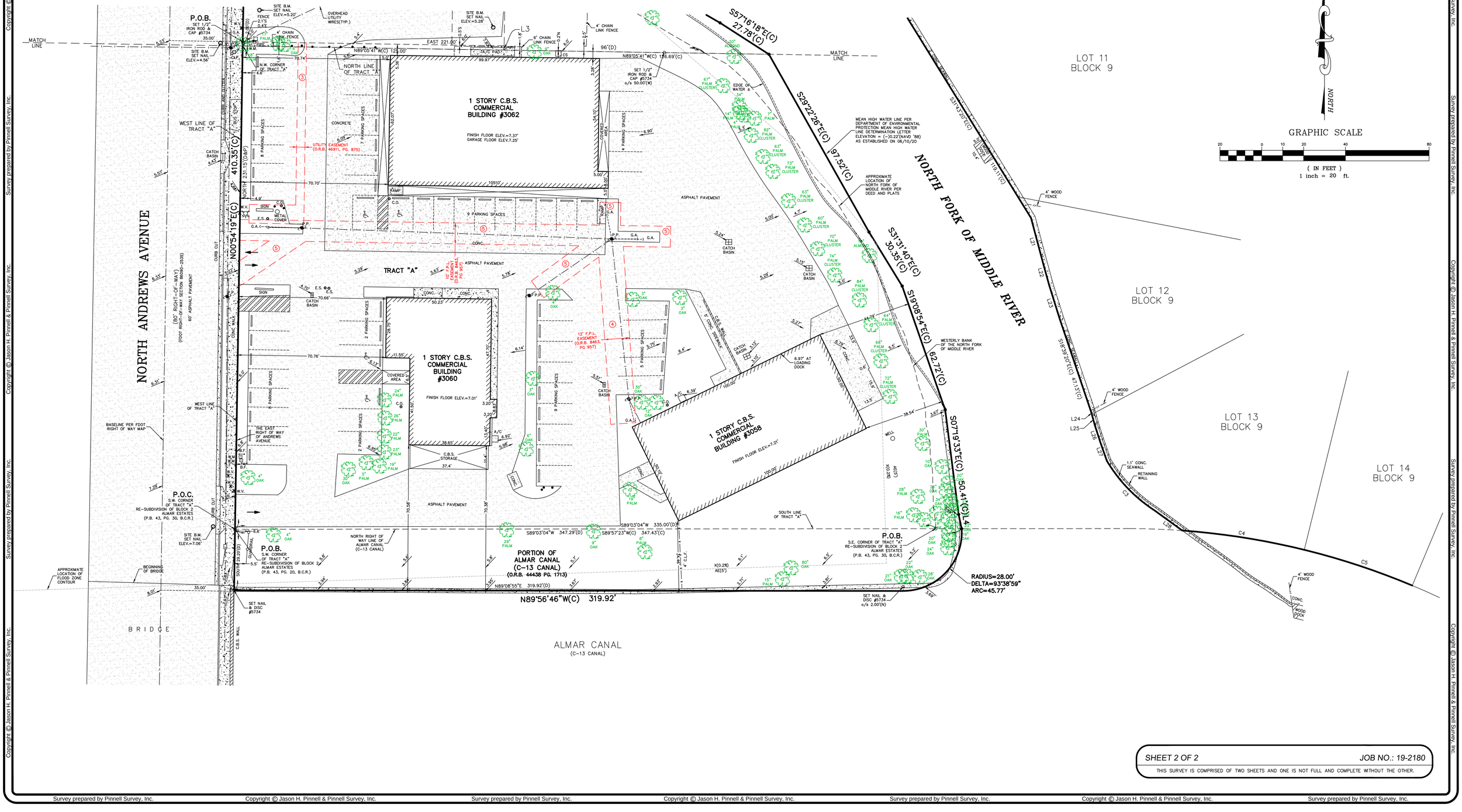
SHEET 1 OF 2 JOB NO.: 19-2180

THIS SURVEY IS COMPRISED OF TWO SHEETS AND ONE IS NOT FULL AND COMPLETE WITHOUT THE OTHER.

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc.

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc.

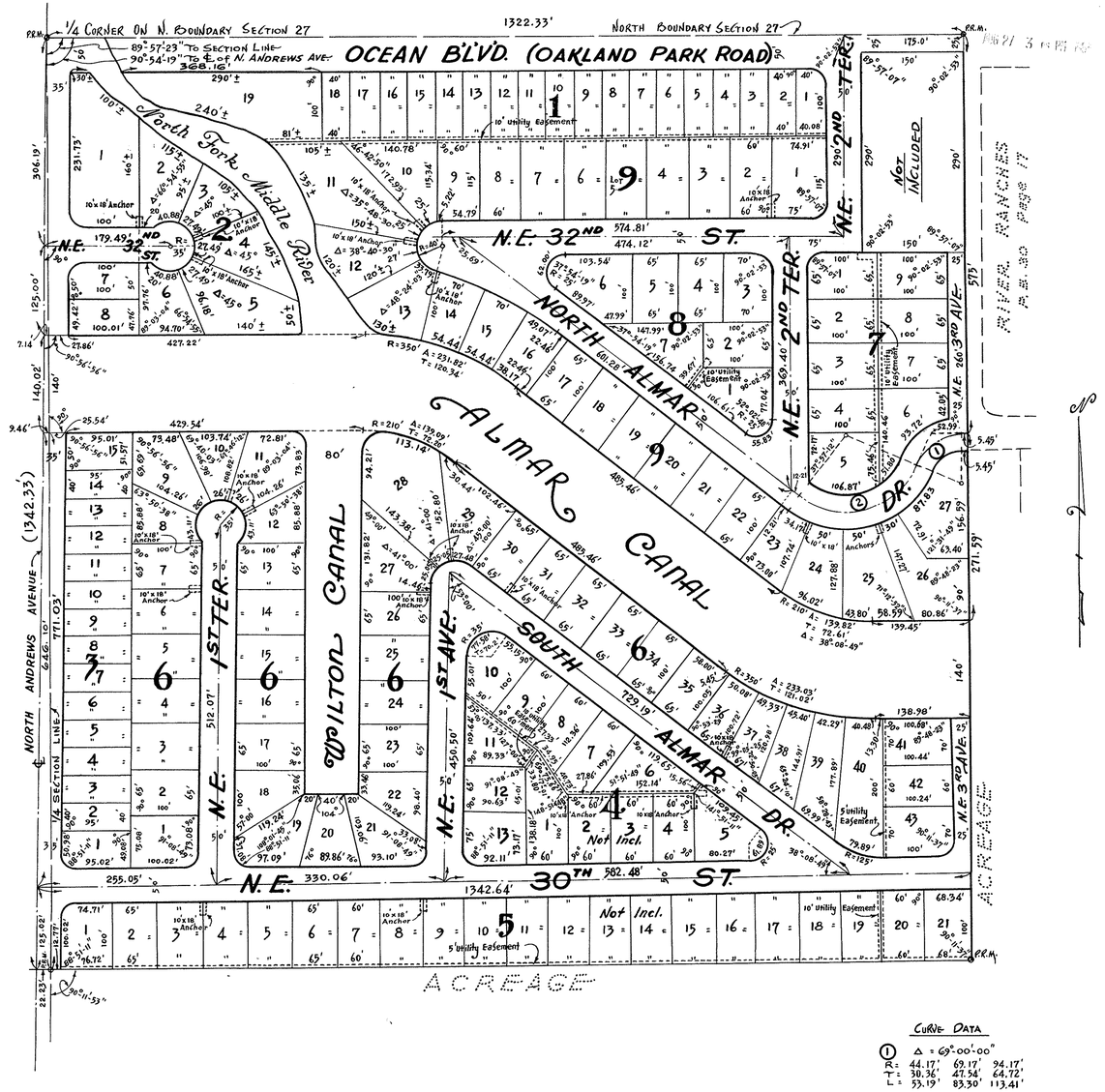
PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

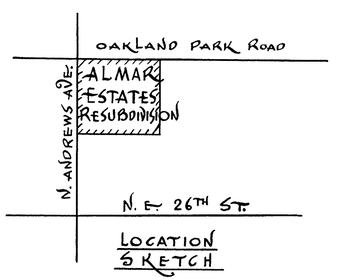


SHEET 2 OF 2 JOB NO.: 19-2180

THIS SURVEY IS COMPRISED OF TWO SHEETS AND ONE IS NOT FULL AND COMPLETE WITHOUT THE OTHER.

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc. Survey prepared by Pinnell Survey, Inc.





LOCATION SKETCH

ALMAR ESTATES RESUBDIVISION

SEC. 27, TWP. 49S, RGE. 42 E.

WILTON MANORS - BROWARD COUNTY - FLORIDA

J. W. Mc LAUGHLIN
CIVIL ENGINEER
FORT LAUDERDALE - FLORIDA

Scale - In Feet
0 25 50 75 100 150 200 250 300 400
1" = 100'

1953

CURVE DATA

① Δ = 69°-00'-00"
R = 44.17' 69.17' 94.17'
T = 30.36' 47.54' 64.72'
L = 53.19' 83.30' 113.41'

② Δ = 106°-57'-12"
R = 85' 110' 135'
T = 114.77' 148.53' 182.29'
L = 158.67' 205.34' 252.00'

NOTES:
Distances at Block Corners are Shown, to TANGENT INTERSECTIONS unless otherwise indicated.
All Radii are 25' unless otherwise noted.
○ Indicates P. R. M.

DESCRIPTION

ALL OF "ALMAR ESTATES" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, AT PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; EXCEPTING THEREFROM LOTS 2 AND 3 OF BLOCK 4 AND LOTS 13 AND 14 OF BLOCK 5.

STATE OF FLORIDA }ss
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That ALFRED C. WARRINGTON, and NELLIE G. WARRINGTON, his wife, owners of the hereon described lands have caused to be made this Plat of "ALMAR ESTATES RESUBDIVISION" for the purpose of subdividing the land in the manner shown hereon. All thoroughfares are dedicated to the perpetual use of the Public in fee simple forever.

IN WITNESS WHEREOF, WE have hereunto set our hands and affixed our seals.

WITNESSES:
Margaret A. Knapp
Ray W. Doheen

Alfred C. Warrington (SEAL)
Nellie G. Warrington (SEAL)

STATE OF FLORIDA }ss
COUNTY OF BROWARD }

I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ALFRED C. WARRINGTON, and NELLIE G. WARRINGTON, his wife, to me well known to be the individuals described in and who executed the foregoing dedication and they acknowledged before me that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My hand and official seal at FORT LAUDERDALE, in the County of BROWARD, State of FLORIDA, this 10TH day of August, 1953.

J. W. McLaughlin
NOTARY PUBLIC
STATE OF FLORIDA.
My Commission Expires:
Feb. 16, 1955

STATE OF FLORIDA }ss
COUNTY OF BROWARD }

THIS IS TO CERTIFY: That this Plat has been approved and accepted for Record by the Council of the CITY of WILTON MANORS, Florida, in and by Resolution adopted by said Council on the 11th day of August, 1953.

IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its Mayor and the Corporate Seal of said City to be here affixed this 11th day of August, 1953.

Earle L. Wiseheart
CITY OF WILTON MANORS
President of Council

STATE OF FLORIDA }ss
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this Plat complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA," approved by the Governor, June 11th 1925.

Ted Cabot
CLERK OF THE CIRCUIT COURT
By: Dorothy Adams
DEPUTY CLERK

This instrument filed for Record this 27 day of AUG. 1953, and recorded in Book 32 of Plats, at Page 36, RECORD VERIFIED.

Ted Cabot
CLERK OF THE CIRCUIT COURT
By: Dorothy Adams
DEPUTY CLERK

STATE OF FLORIDA }ss
COUNTY OF BROWARD }

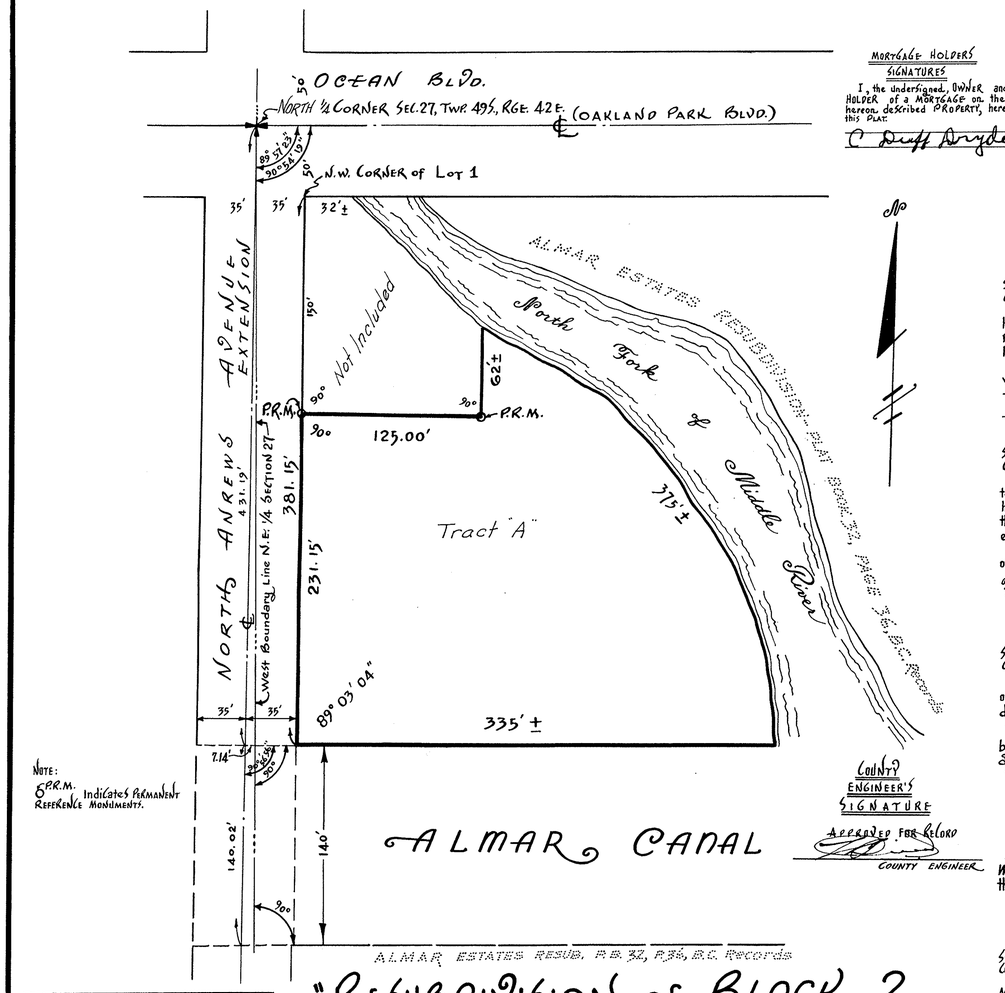
I HEREBY CERTIFY: That this Plat is a true and correct representation of a Survey made by me, and that Permanent Reference Monuments have been set as indicated. Dated at Fort Lauderdale, Florida, this 10th day of August, 1953.

J. W. McLaughlin
REGISTERED ENGINEER No. 1713
REGISTERED LAND SURVEYOR No. 167
STATE OF FLORIDA

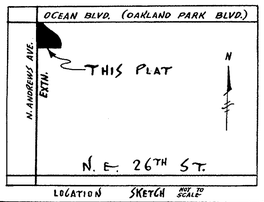
As owner and holder of a Mortgage dated _____, 1952, and now on record in Mortgage Book _____, on Page _____, of the Public Records of Broward County, Florida, I hereby approve this Plat:

C. Duff Bryden

Approved for Record:
COUNTY ENGINEER



NOTE:
P.R.M. Indicates Permanent Reference Monuments.



"RESUBDIVISION of BLOCK 2, ALMAR ESTATES RESUBDIVISION"

SEC. 27, TOWNSHIP 49 S., RANGE 42 E.
WILTON MANORS — BROWARD COUNTY, FLORIDA

McLAUGHLIN ENGINEERING CO.
400 N. E. 3RD Avenue
FORT LAUDERDALE, FLORIDA
1" = 50' SCALE IN FEET
FEBRUARY 1957

MORTGAGE HOLDERS SIGNATURES

I, the undersigned, OWNER and HOLDER of a MORTGAGE on the hereon described PROPERTY, hereby approve this PLAT.

C. Duff Dryden

COUNTY ENGINEER'S SIGNATURE

APPROVED FOR RECORD

COUNTY ENGINEER

DESCRIPTION

All of BLOCK 2, ALMAR ESTATES RESUBDIVISION, according to the PLAT thereof as RECORDED in PLAT BOOK 32, PAGE 36, of the PUBLIC RECORDS of BROWARD COUNTY, FLORIDA; LESS the following described PARCEL: BEGINNING at the N.W. CORNER of LOT 1, of BLOCK 2 thence S 1°-16'-03" W, along the EAST R/W LINE of NORTH ANDREWS AVENUE EXTENSION, a 150 feet, thence S 88°-43'-57" E, a distance of 125 feet; thence N 1°-16'-03" E, a distance of 62 feet more or less to an INTERSECTION with the WESTERLY BANK of the NORTH FORK MIDDLE RIVER; thence meandering said WESTERLY BANK in a NORTHWESTERLY direction to an INTERSECTION with the SOUTH R/W LINE of OCEAN BOULEVARD; thence N 89°38'16" W along said R/W LINE, a distance of 32 feet, more or less, to the POINT OF BEGINNING.

DEDICATION

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That ALFRED C. WARRINGTON, and NELLIE G. WARRINGTON, his wife, OWNERS of the hereon described lands, have caused to be made this PLAT of "RESUBDIVISION of BLOCK 2, ALMAR ESTATES RESUBDIVISION", for the purpose of subdividing the land in the manner shown hereon. All THOROUGHFARES are DEDICATED to the perpetual use of the PUBLIC in fee simple.

IN WITNESS WHEREOF: WE have hereunto set our HANDS and AFFIXED our SEALS.

WITNESSES: Richard D. Fiske
Robert E. Rauch

Alfred C. Warrington (SEAL)
ALFRED C. WARRINGTON
Nellie G. Warrington (SEAL)
NELLIE G. WARRINGTON

ACKNOWLEDGEMENT

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That on this day personally appeared before me, an OFFICER duly authorized to administer OATHS and take ACKNOWLEDGEMENTS, ALFRED C. WARRINGTON, and NELLIE G. WARRINGTON, his wife, to me well known to be the individuals described in, and who executed the foregoing DEDICATION and they ACKNOWLEDGED before me, that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My HAND and OFFICIAL SEAL at FORT LAUDERDALE, in the COUNTY of BROWARD, STATE of FLORIDA, this 6TH day of FEBRUARY, 1957.

My Commission Expires: SEPTEMBER 19, 1960

Lucia McClendon
NOTARY PUBLIC STATE OF FLORIDA

SIGNATURE OF PRESIDENT OF COUNCIL CITY OF WILTON MANORS, FLORIDA

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

This is to CERTIFY: That this PLAT has been approved and accepted for RECORD by the COUNCIL of WILTON MANORS, FLORIDA, in and by RESOLUTION, adopted by said COUNCIL on the 19TH day of MARCH 1957.

IN WITNESS WHEREOF: The said COUNCIL has caused these PRESENTS to be ATTESTED by its PRESIDENT, and the CORPORATE SEAL of said CITY to be here affixed this 19TH day of MARCH, 1957.

W. W. Burnell
PRESIDENT OF COUNCIL, CITY OF WILTON MANORS, FLORIDA

CITY PLANNING BOARD OF CITY OF WILTON MANORS, FLORIDA

This IS TO CERTIFY: That the CITY PLANNING BOARD of the CITY OF WILTON MANORS, FLORIDA, approved and accepted this PLAT by RESOLUTION, adopted this 11TH day of February, 1957.

Mrs. Madelyn H. Sherman
SECRETARY

CLERK OF THE CIRCUIT COURT SIGNATURES

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this PLAT complies with the provisions of an "ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA" approved by the GOVERNOR, June 11th 1925.

FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
BY: Madeline Lockhart
DEPUTY CLERK

This INSTRUMENT filed for RECORD this 12th day of APRIL 1957, and RECORDED in BOOK 43 of PLATS, at PAGE 30 RECORD VERIFIED.

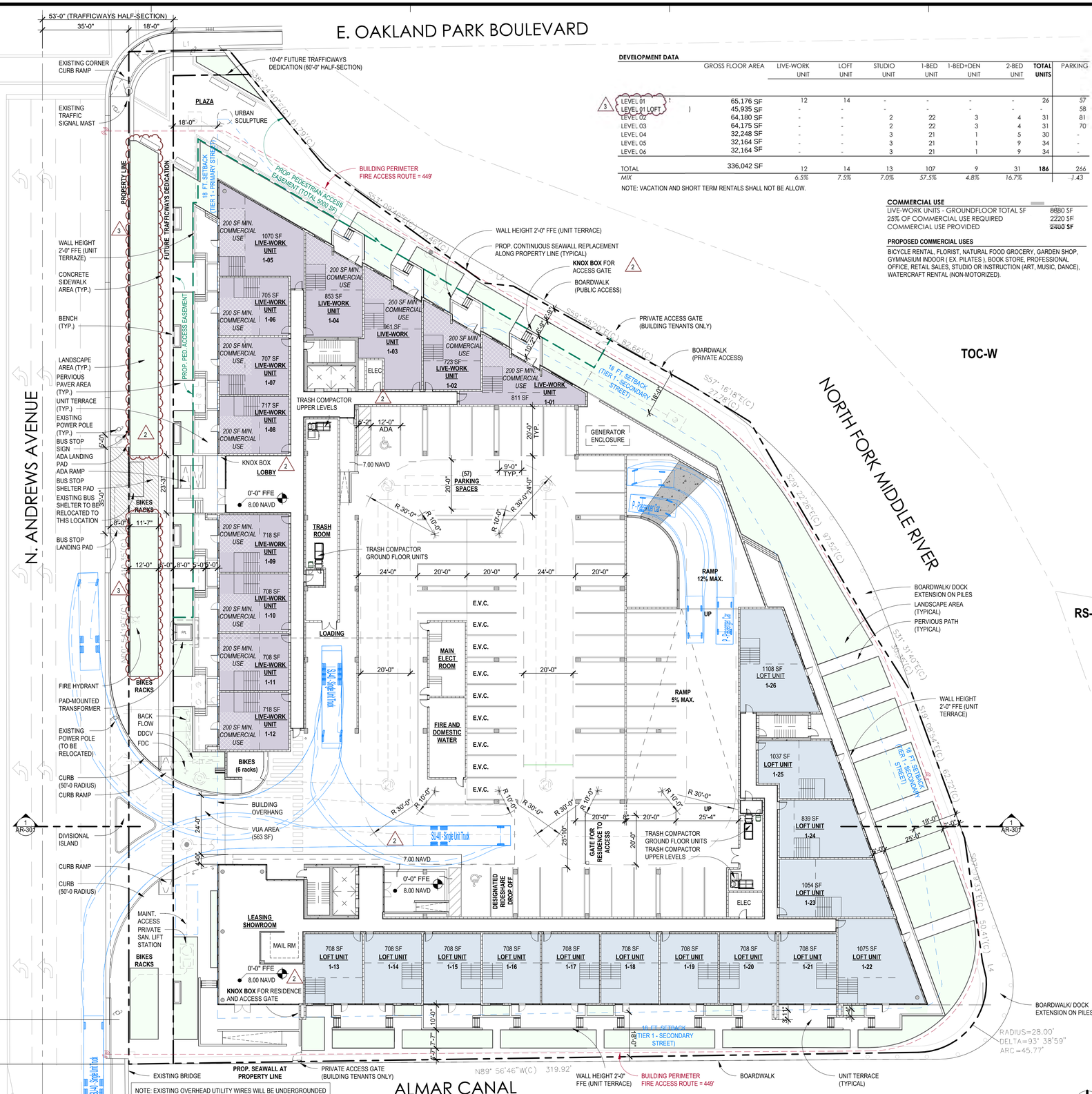
FRANK H. MARKS
CLERK OF THE CIRCUIT COURT
BY: Madeline Lockhart
DEPUTY CLERK

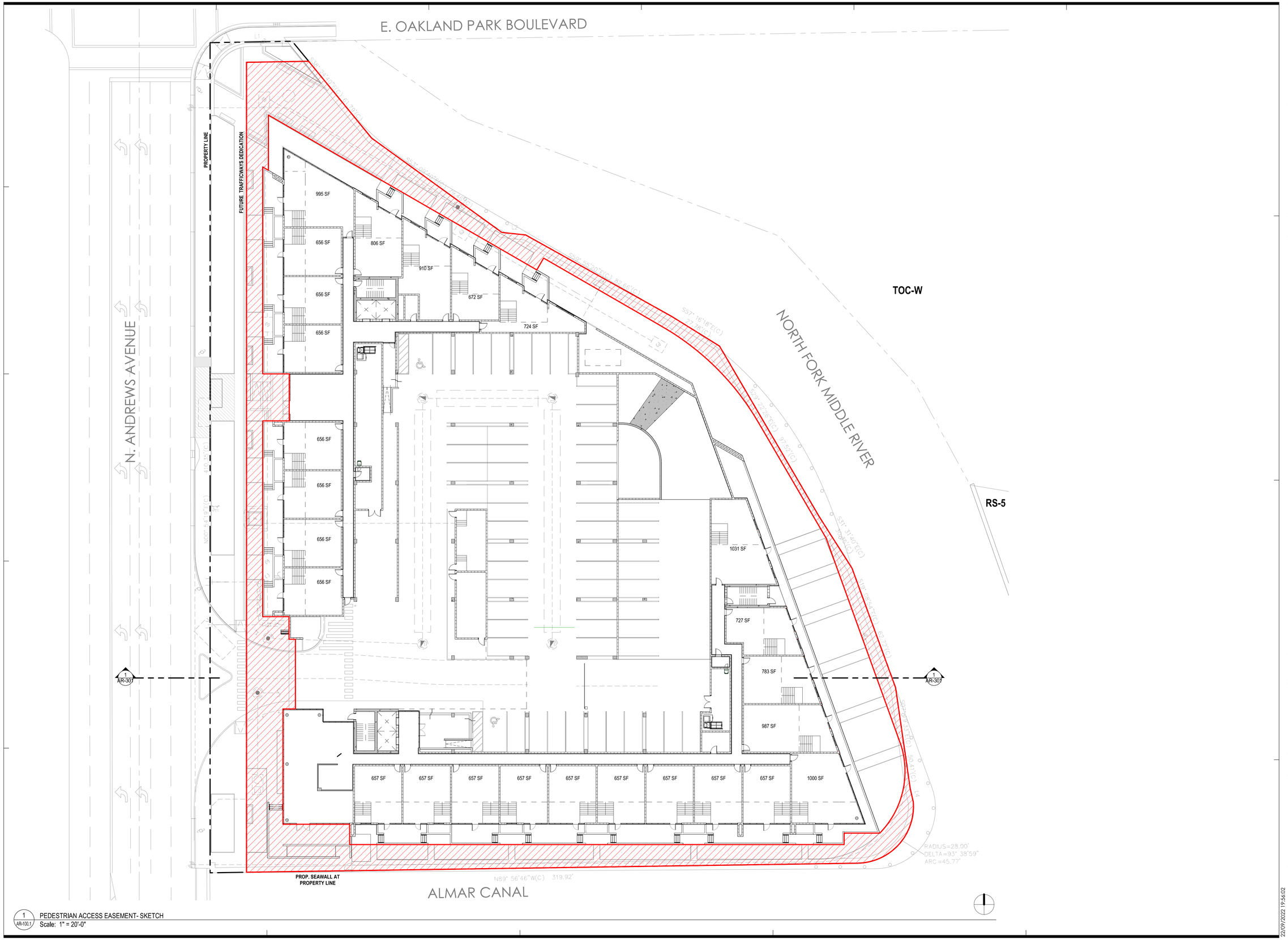
ENGINEER'S CERTIFICATE

STATE OF FLORIDA }SS
COUNTY OF BROWARD }

WE, HEREBY CERTIFY: That this PLAT is a true and correct REPRESENTATION of a SURVEY made by us, and that PERMANENT REFERENCE MONUMENTS have been set as indicated. Dated at FORT LAUDERDALE FLORIDA this 8TH day of FEBRUARY, 1957.

McLAUGHLIN ENGINEERING CO.
BY: James W. McLaughlin
REGISTERED ENGINEER No. 1713 REGISTERED LAND SURVEYOR No. 1167


E. OAKLAND PARK BOULEVARD
N. ANDREWS AVENUE
NORTH FORK MIDDLE RIVER
ALMAR CANAL
TOC-W
RS-5
53'-0" (TRAFFICWAYS HALF-SECTION)
35'-0"
18'-0"
EXISTING CORNER CURB RAMP
10'-0" FUTURE TRAFFICWAYS DEDICATION (60'-0" HALF-SECTION)
PLAZA
URBAN SCULPTURE
EXISTING TRAFFIC SIGNAL MAST
PROPERTY LINE
FUTURE TRAFFICWAYS DEDICATION
18 FT. SETBACK (TIER 1 - PRIMARY STREET)
PROP. PEDESTRIAN ACCESS EASEMENT TOTAL 3000 SF
BUILDING PERIMETER FIRE ACCESS ROUTE = 449'
WALL HEIGHT 2'-0" FFE (UNIT TERRACE)
PROP. CONTINUOUS SEAWALL REPLACEMENT ALONG PROPERTY LINE (TYPICAL)
KNOX BOX FOR ACCESS GATE
BOARDWALK (PUBLIC ACCESS)
PRIVATE ACCESS GATE (BUILDING TENANTS ONLY)
BOARDWALK (PRIVATE ACCESS)
18 FT. SETBACK (TIER 1 - SECONDARY STREET)
WALL HEIGHT 2'-0" FFE (UNIT TERRACE)
CONCRETE SIDEWALK AREA (TYP.)
BENCH (TYP.)
LANDSCAPE AREA (TYP.)
PERVIOUS PAVER AREA (TYP.)
UNIT TERRACE (TYP.)
EXISTING POWER POLE (TYP.)
BUS STOP SIGN
ADA LANDING PAD
ADA RAMP
BUS STOP SHELTER PAD
EXISTING BUS SHELTER TO BE RELOCATED TO THIS LOCATION
BUS STOP LANDING PAD
BIKES RACKS
PROP. PED. ACCESS EASEMENT
200 SF MIN. COMMERCIAL USE
1070 SF LIVE-WORK UNIT 1-05
705 SF LIVE-WORK UNIT 1-06
707 SF LIVE-WORK UNIT 1-07
717 SF LIVE-WORK UNIT 1-08
718 SF LIVE-WORK UNIT 1-09
708 SF LIVE-WORK UNIT 1-10
708 SF LIVE-WORK UNIT 1-11
718 SF LIVE-WORK UNIT 1-12
853 SF LIVE-WORK UNIT 1-04
961 SF LIVE-WORK UNIT 1-03
723 SF LIVE-WORK UNIT 1-02
811 SF LIVE-WORK UNIT 1-01
KNOX BOX LOBBY
0'-0" FFE
8.00 NAVD
TRASH COMPACTOR UPPER LEVELS
TRASH ROOM
TRASH COMPACTOR GROUND FLOOR UNITS
GENERATOR ENCLOSURE
7.00 NAVD
(57) PARKING SPACES
LOADING
MAIN ELECT ROOM
FIRE AND DOMESTIC WATER
E.V.C.
RAMP 12% MAX.
RAMP 5% MAX.
UP
P - Passenger Car
SU-40 - Single Unit Truck
FIRE HYDRANT
PAD-MOUNTED TRANSFORMER
EXISTING POWER POLE (TO BE RELOCATED)
BACK FLOW
DDCV
FDC
BIKES (6 racks)
CURB (50'-0 RADIUS)
CURB RAMP
BUILDING OVERHANG
VUA AREA (563 SF)
DIVISIONAL ISLAND
LEASING SHOWROOM
MAIL RM
MAINT. ACCESS PRIVATE SAN. LIFT STATION
KNOX BOX FOR RESIDENCE & ACCESS GATE
DESIGNATED PASSENGER DROP OFF
GATE FOR RESIDENCE TO ACCESS
708 SF LOFT UNIT 1-13
708 SF LOFT UNIT 1-14
708 SF LOFT UNIT 1-15
708 SF LOFT UNIT 1-16
708 SF LOFT UNIT 1-17
708 SF LOFT UNIT 1-18
708 SF LOFT UNIT 1-19
708 SF LOFT UNIT 1-20
708 SF LOFT UNIT 1-21
1075 SF LOFT UNIT 1-22
1108 SF LOFT UNIT 1-26
1037 SF LOFT UNIT 1-25
839 SF LOFT UNIT 1-24
1054 SF LOFT UNIT 1-23
ELEC
BOARDWALK/ DOCK EXTENSION ON PILES
LANDSCAPE AREA (TYPICAL)
PERVIOUS PATH (TYPICAL)
WALL HEIGHT 2'-0" FFE (UNIT TERRACE)
BOARDWALK
UNIT TERRACE (TYPICAL)
EXISTING BRIDGE
PROP. SEAWALL AT PROPERTY LINE
PRIVATE ACCESS GATE (BUILDING TENANTS ONLY)
WALL HEIGHT 2'-0" FFE (UNIT TERRACE)
BUILDING PERIMETER FIRE ACCESS ROUTE = 449'
10 FT. SETBACK (TIER 1 - SECONDARY STREET)
RADIUS=28.00'
DELTA=93° 38'59"
ARC=45.77'
N89° 56'46"W(C) 319.92'
S57° 08'54"E(C) 63.72'(C)
S31° 51'40"E(C) 97.52'(C)
S57° 16'18"E(C) 210.61'(C)
S29° 22'26"E(C) 97.52'(C)
S31° 51'40"E(C) 97.52'(C)
S57° 08'54"E(C) 63.72'(C)
S29° 22'26"E(C) 98.91'(C)
NOT 54°19'35"E(C) 40.35'(C)
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
L21
L22
L23
L24
L25
L26
L27
L28
L29
L30
L31
L32
L33
L34
L35
L36
L37
L38
L39
L40



1 AR-100.1 PEDESTRIAN ACCESS EASEMENT- SKETCH
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

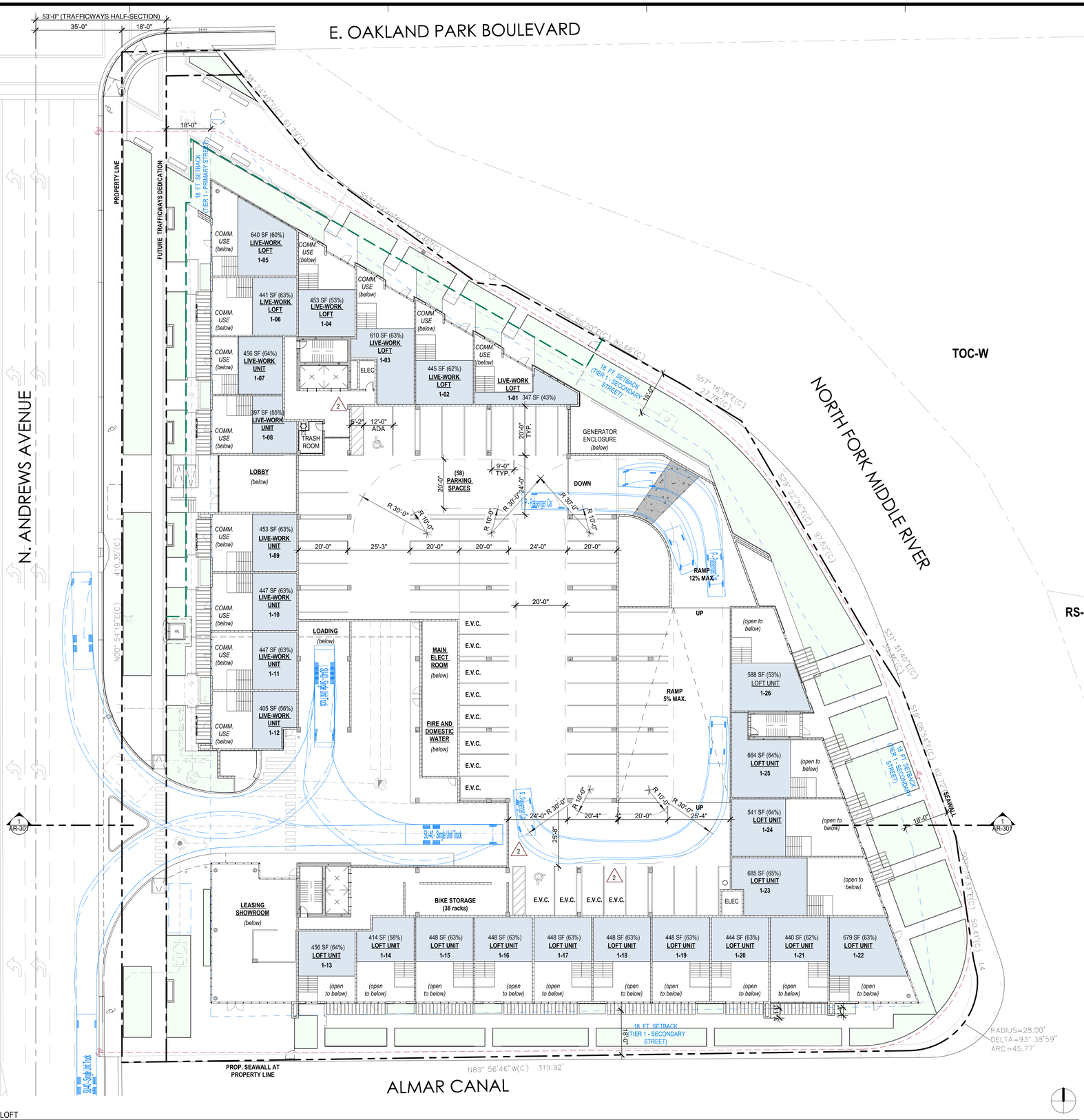
STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:05-04'00'

PEDESTRIAN ACCESS EASEMENT- SKETCH
SITE PLAN APPROVAL

AR-100.1

22/09/2022 19:56:02



1 AR-101 FLOOR PLAN - LEVEL 01 LOFT
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
2	City Comments	08-22-22
1	City Comments	05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA JOSHUA BAILEY 70027 REGISTERED ARCHITECT

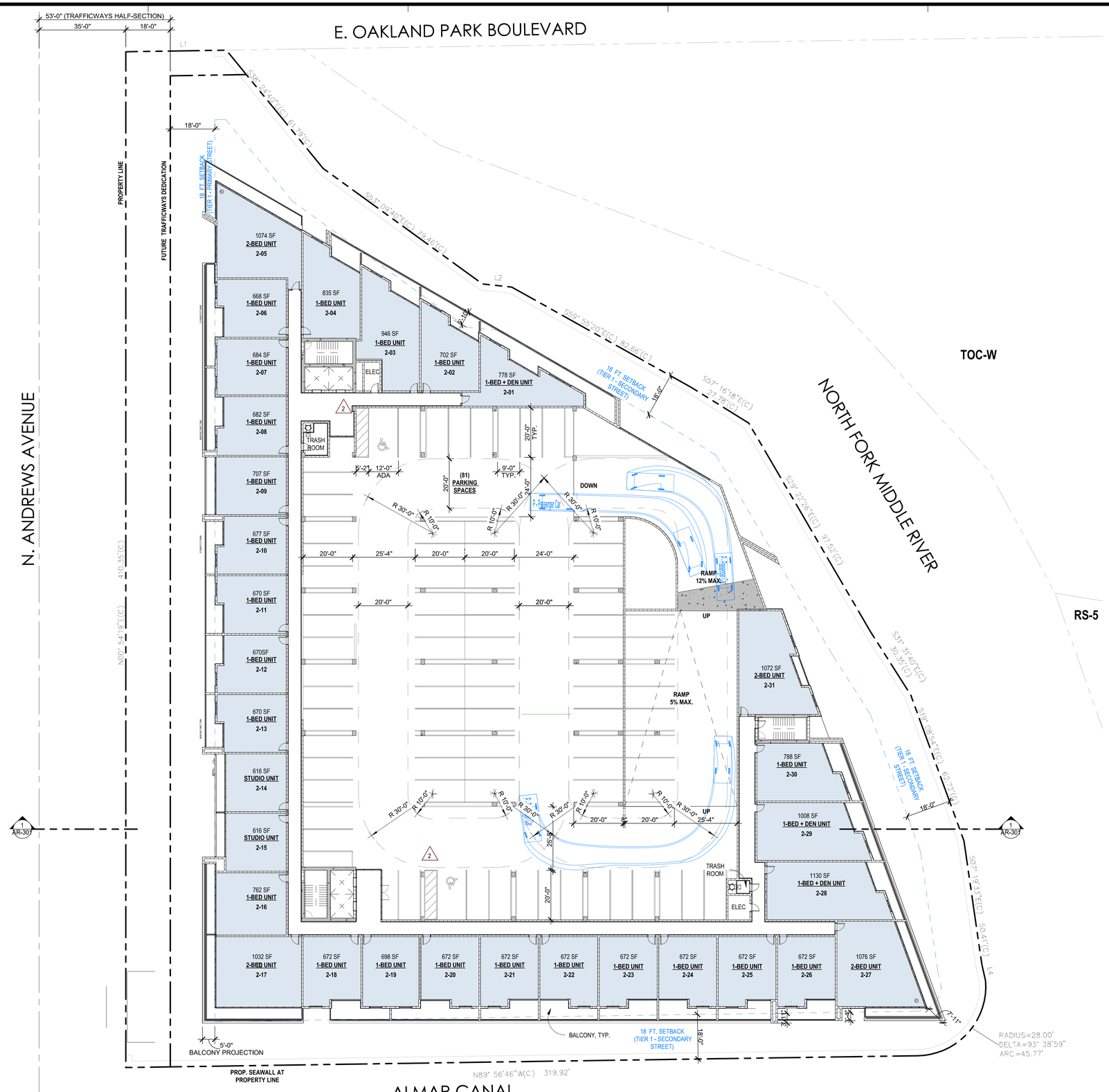
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:10-04'00'

FLOOR PLAN - LEVEL 01 LOFT 3

SITE PLAN APPROVAL

AR-101

26/09/2022 19:50:01



1 AR-102 FLOOR PLAN - LEVEL 02
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
2	City Comments	08-22-22
1	City Comments	05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

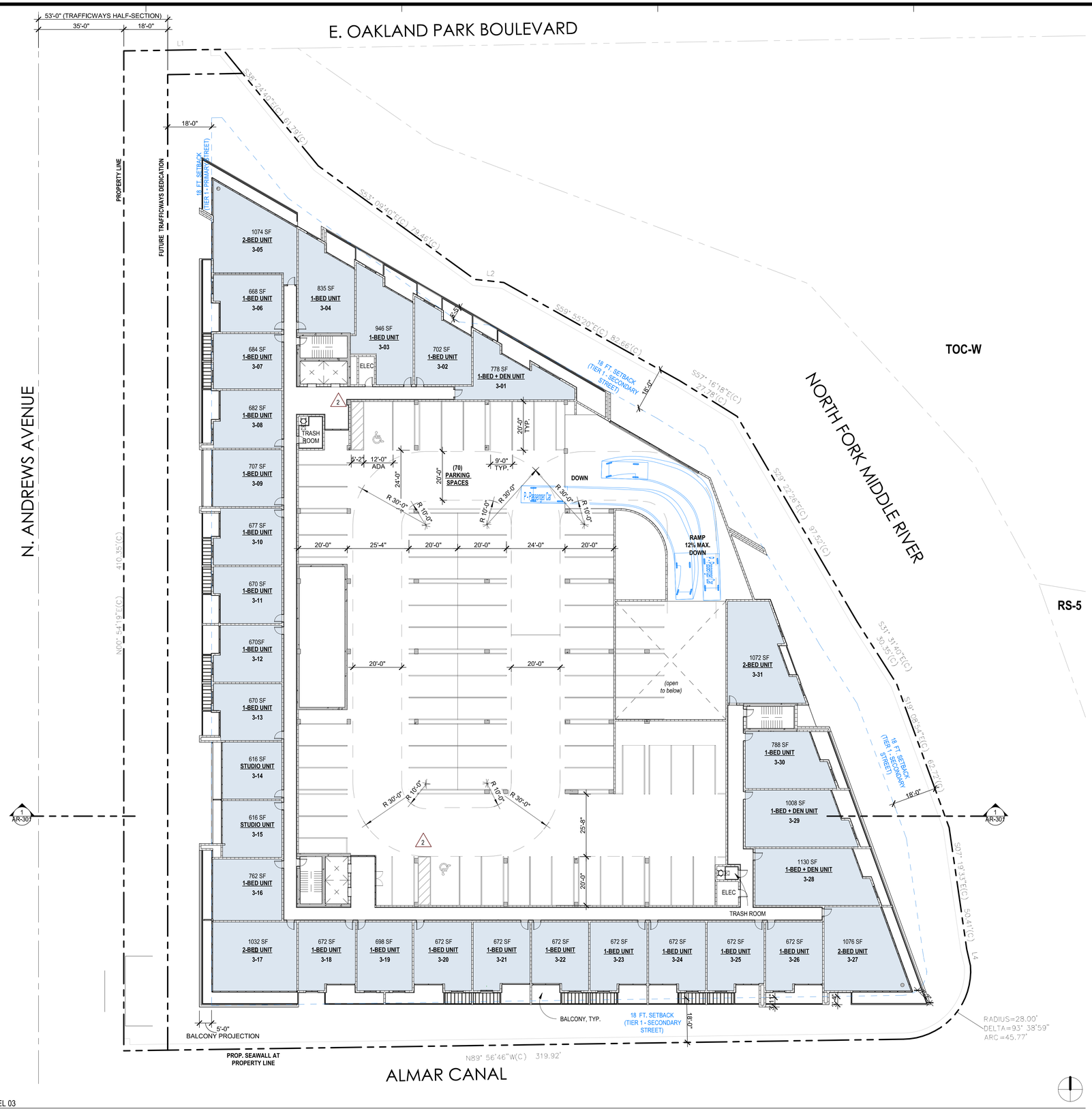
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:15-04'00'

FLOOR PLAN - LEVEL 02

SITE PLAN APPROVAL

AR-102

26/09/2022 19:50:04



1 AR-103 FLOOR PLAN - LEVEL 03
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
2	City Comments	08-22-22
1	City Comments	05-27-22

REVISIONS

DATE: 15 MARCH 2022
COMM: 21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · 14927 · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:19-04'00'

FLOOR PLAN - LEVEL 03

SITE PLAN APPROVAL

AR-103

26/09/2022 19:50:07

1 AR-104 FLOOR PLAN - LEVEL 04
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · 90137 · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:24-04'00'

FLOOR PLAN - LEVEL 04

SITE PLAN APPROVAL

AR-104

26/09/2022 19:50:09

1 AR-105 FLOOR PLAN - LEVEL 05
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:29-04'00'

FLOOR PLAN - LEVEL 05

SITE PLAN APPROVAL

AR-105

26/09/2022 19:50:11

1 AR-106 FLOOR PLAN - LEVEL 06
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

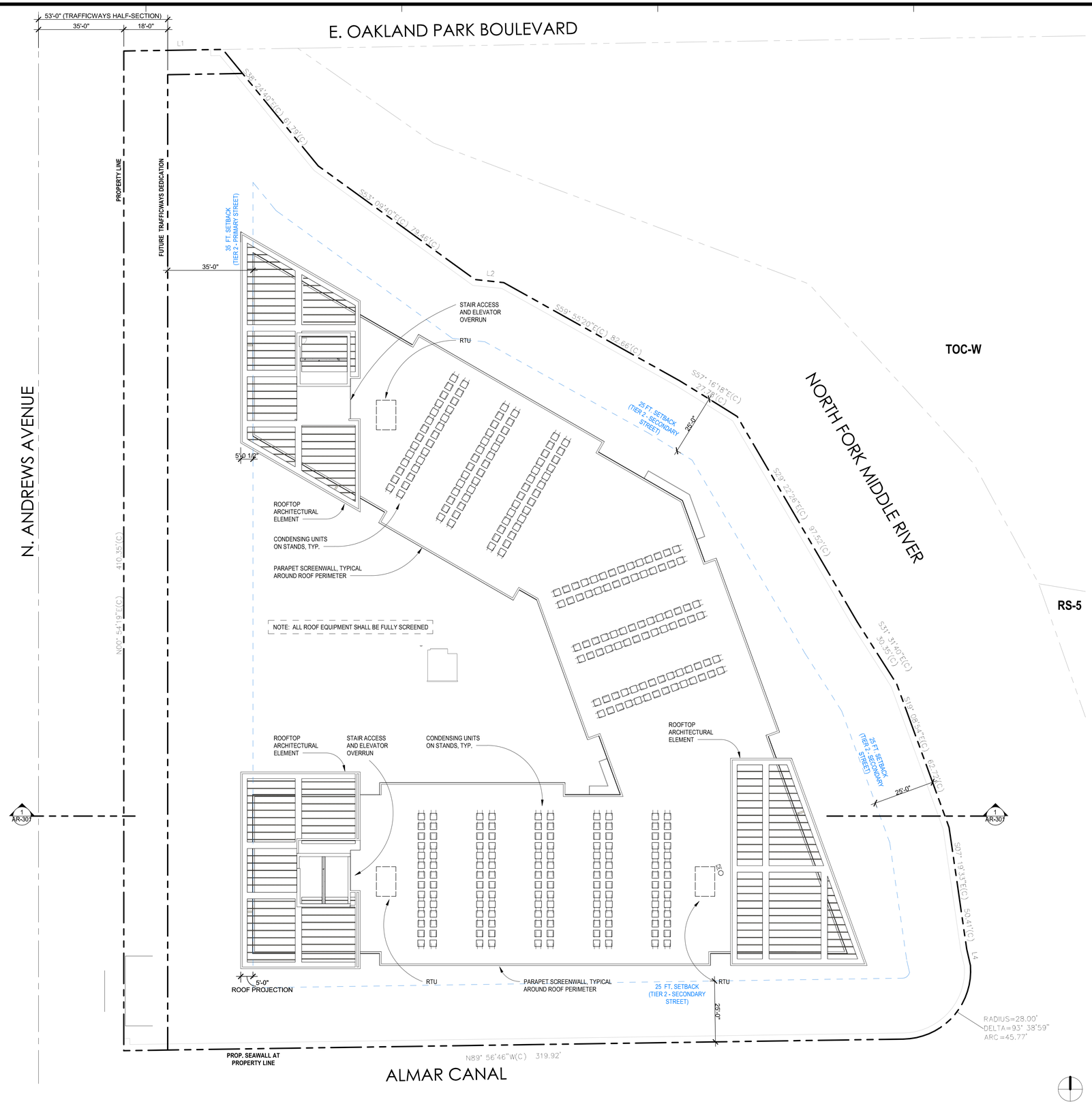
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:34-04'00'

FLOOR PLAN - LEVEL 06

SITE PLAN APPROVAL

AR-106

26/09/2022 19:50:13



1 AR-107 ROOF PLAN
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

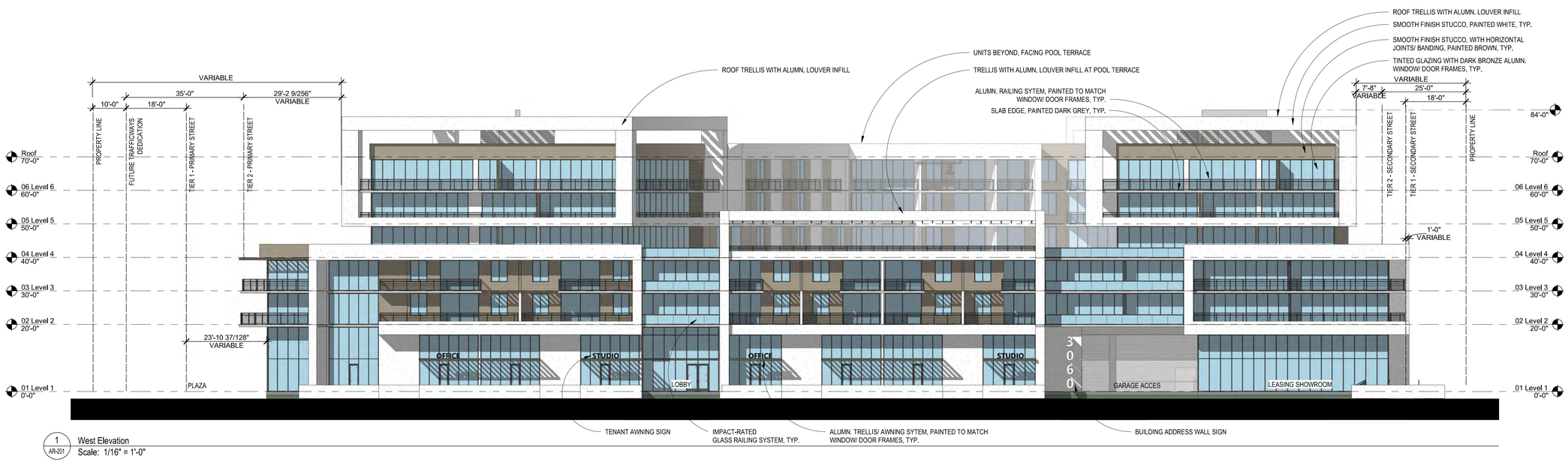
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:39-04'00'

ROOF PLAN

SITE PLAN APPROVAL

AR-107

16/09/2022 16:30:55



1 AR-201 West Elevation
Scale: 1/16" = 1'-0"

2 AR-201 South Elevation1
Scale: 1/16" = 1'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:44-04'00'

EXTERIOR ELEVATION

SITE PLAN APPROVAL

AR-201

16/09/2022 16:50:28

1 AR-202 East Elevation
Scale: 1/16" = 1'-0"

2 AR-202 North Elevation
Scale: 1/16" = 1'-0"

FSMY
ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

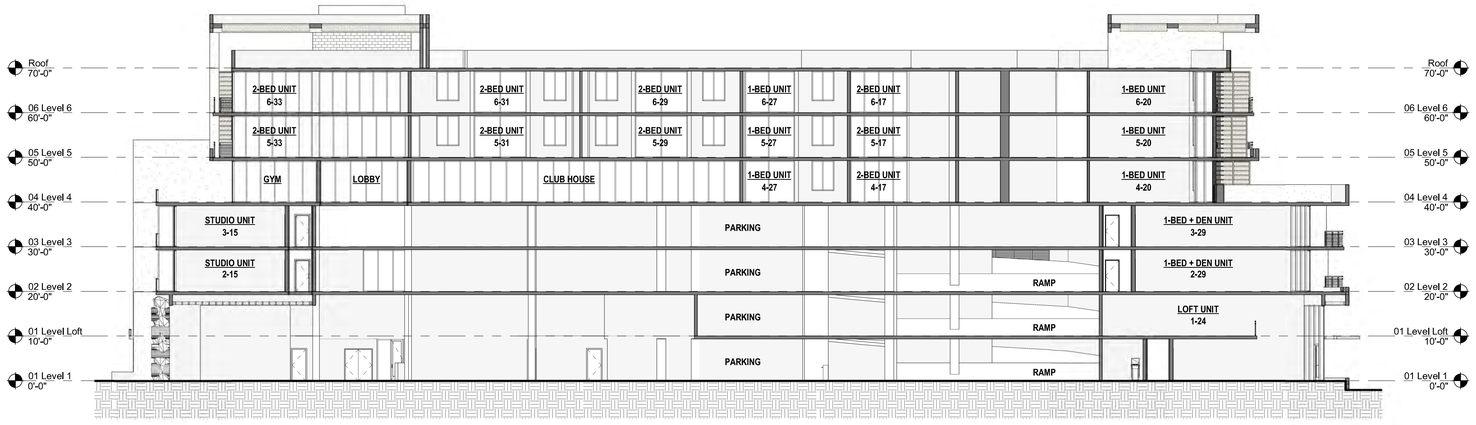
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:49-04'00'

EXTERIOR ELEVATION

SITE PLAN APPROVAL

AR-202

16/09/2022 16:51:13



1 / AR-301 Building Section
Scale: 1/16" = 1'-0"

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3 City Comments 09-20-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA
JOSHUA D. BAILEY
REGISTERED ARCHITECT

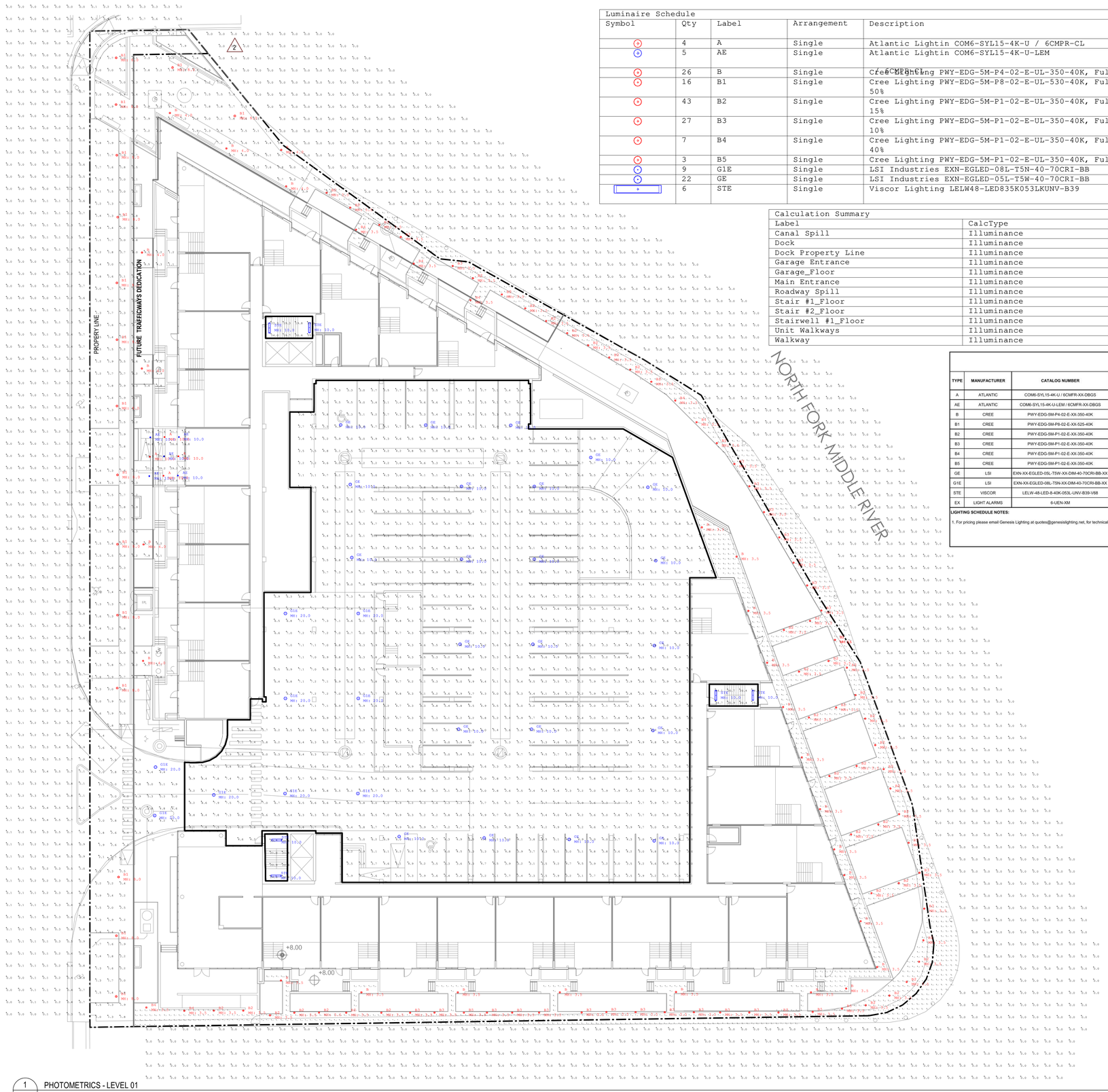
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:53-04'00'

BUILDING SECTION

SITE PLAN APPROVAL

AR-301

16/09/2022 16:51:19



1 AR-401 PHOTOMETRICS - LEVEL 01
Scale: 1" = 20'-0"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	A	Single	Atlantic Lightin COM6-SYL15-4K-U / 6CMPR-CL	0.900	1313	17	68
	5	AE	Single	Atlantic Lightin COM6-SYL15-4K-U-LEM / 6CMPR-CL	0.900	1313	17	85
	26	B	Single	Cree Lighting PWY-EDG-5M-P4-02-E-UL-350-40K, Full Cutoff	0.900	1779	21.3	553.8
	16	B1	Single	Cree Lighting PWY-EDG-5M-P8-02-E-UL-530-40K, Full Cutoff, 50%	0.500	2835	34	544
	43	B2	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 15%	0.150	1779	21.3	915.9
	27	B3	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 10%	0.100	1779	21.3	575.1
	7	B4	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 40%	0.400	1779	21.3	149.1
	3	B5	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 5%	0.050	1779	21.3	63.9
	9	G1E	Single	LSI Industries EXN-EGLED-08L-T5W-40-70CRI-BB	0.900	8390	60	540
	22	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB	0.900	5241	37	814
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canal Spill	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Dock	Illuminance	Fc	2.03	7.3	1.0	2.03	7.30
Dock Property Line	Illuminance	Fc	0.66	1.4	0.0	N.A.	N.A.
Garage Entrance	Illuminance	Fc	3.49	5.3	1.4	2.49	3.79
Garage_Floor	Illuminance	Fc	4.81	9.2	1.7	2.83	5.41
Main Entrance	Illuminance	Fc	20.91	29.2	12.6	1.66	2.32
Roadway Spill	Illuminance	Fc	0.21	1.1	0.0	N.A.	N.A.
Stair #1_Floor	Illuminance	Fc	22.68	24.6	20.8	1.09	1.18
Stair #2_Floor	Illuminance	Fc	22.66	25.2	20.4	1.11	1.24
Stairwell #1_Floor	Illuminance	Fc	21.88	25.0	19.3	1.13	1.30
Unit Walkways	Illuminance	Fc	6.23	12.7	1.1	5.66	11.55
Walkway	Illuminance	Fc	2.54	9.7	1.0	2.54	9.70

THE AVE

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS Qty	LAMPS Type	VOLTS	MOUNTING	REMARKS	INPUT WATTS
A	ATLANTIC	COM6-SYL15-4K-U / 6CMFR-XX-DBGS	6" LED WET ROUND DOWNLIGHT	1	LED INCLUDED	120/277	RECESSED		17W
AE	ATLANTIC	COM6-SYL15-4K-U-LEM / 6CMFR-XX-DBGS	6" LED WET ROUND DOWNLIGHT WITH EM.	1	LED INCLUDED	120/277	RECESSED		17W
B	CREE	PWY-EDG-5M-P4-02-E-XX-350-40K	42" LED BOLLARD	1	LED INCLUDED	XX	SURFACE		22W
B1	CREE	PWY-EDG-5M-P8-02-E-XX-525-40K	96" LED BOLLARD	1	LED INCLUDED	XX	SURFACE	DIM TO 50%	34W
B2	CREE	PWY-EDG-5M-P1-02-E-XX-350-40K	18" LED BOLLARD	1	LED INCLUDED	XX	SURFACE	DIM TO 15%	22W
B3	CREE	PWY-EDG-5M-P1-02-E-XX-350-40K	18" LED BOLLARD	1	LED INCLUDED	XX	SURFACE	DIM TO 10%	22W
B4	CREE	PWY-EDG-5M-P1-02-E-XX-350-40K	18" LED BOLLARD	1	LED INCLUDED	XX	SURFACE	DIM TO 40%	22W
B5	CREE	PWY-EDG-5M-P1-02-E-XX-350-40K	18" LED BOLLARD	1	LED INCLUDED	XX	SURFACE	DIM TO 5%	22W
GE	LSI	EXN-XX-EGLED-05L-T5W-XX-DIM-40-70CRI-BB-XX	LED GARAGE LUMINAIRE WITH EM BACK UP	1	LED INCLUDED	XX	XX		37W
G1E	LSI	EXN-XX-EGLED-08L-T5N-XX-DIM-40-70CRI-BB-XX	LED GARAGE LUMINAIRE WITH EM BACK UP	1	LED INCLUDED	XX	XX		60W
STE	VISCOR	LELW-48-LED-8-40K-053L-UNV-B39-V68	LED STAIRWELL LUMINAIRE WITH EM BACK UP AND OCC SENSOR	1	LED INCLUDED	120/277	SURFACE		47W
EX	LIGHT ALARMS	6-UEN-XM	LED EDDGLIT EXIT WITH EM.	1	LED INCLUDED	120/277	XX		4W

LIGHTING SCHEDULE NOTES:

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Ryan McCarthy at 850-980-5708

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
2	City Comments	08-22-22
1	City Comments	05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:04:58-04'00'

LEVEL 01 - PHOTOMETRIC PLANS

SITE PLAN APPROVAL

AR-401

19/09/2022 14:57:32

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6
	22	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	814

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage_Floor	Illuminance	Fc	4.08	10.0	1.0	4.08	10.00
Stairwell #1_Floor	Illuminance	Fc	22.79	24.6	21.1	1.08	1.17
Stairwell #2_Floor	Illuminance	Fc	22.03	24.4	19.8	1.11	1.23
Stairwell #3_Floor	Illuminance	Fc	22.29	24.6	20.2	1.10	1.22

1 AR-402 PHOTOMETRICS - LEVEL 01 LOFT
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1	City Comments	05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:03-04'00'

LEVEL 01 LOFT - PHOTOMETRIC PLANS

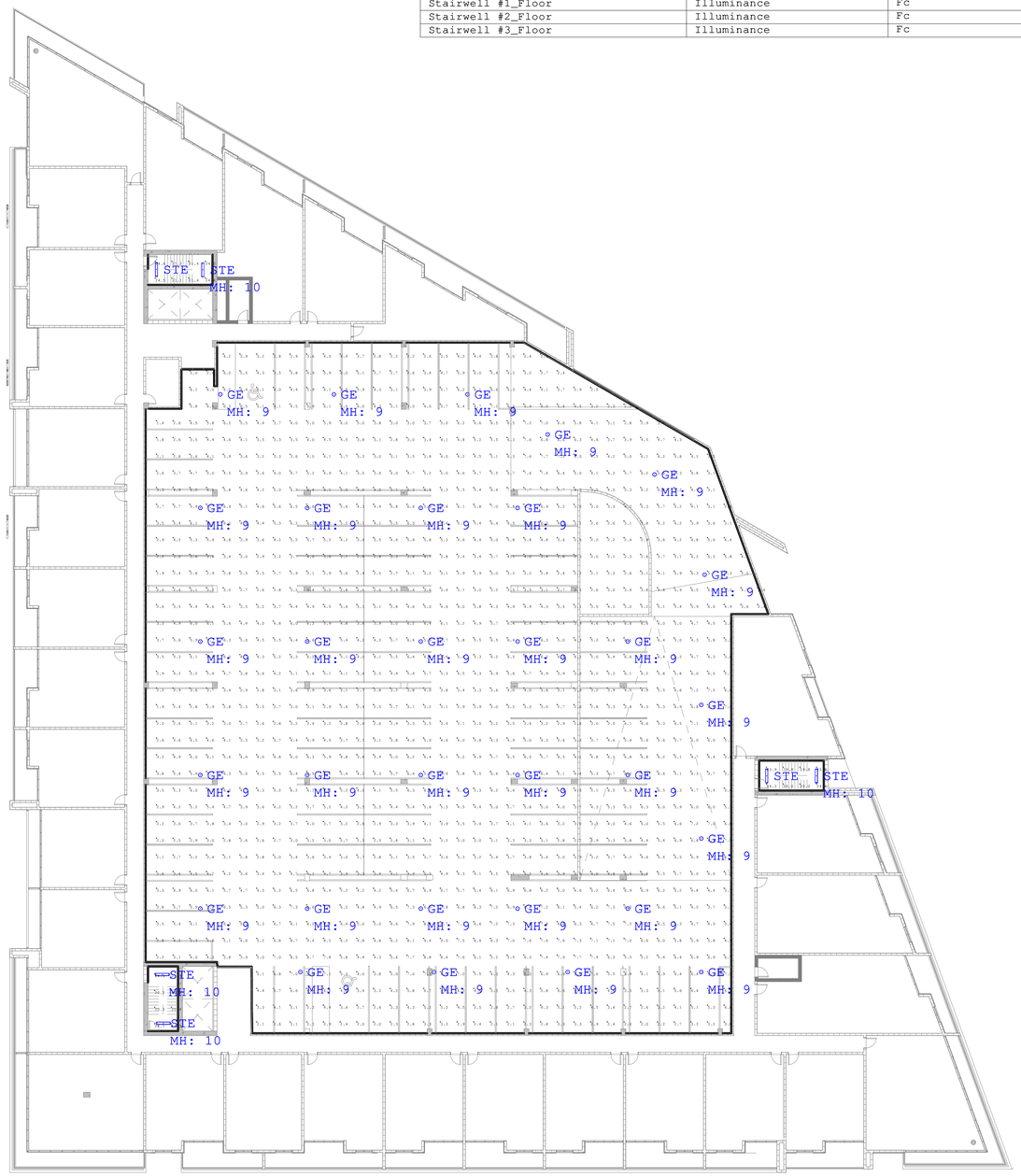
SITE PLAN APPROVAL

AR-402

16/09/2022 6:30:58

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	31	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	1147
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage_Floor	Illuminance	Fc	4.71	9.4	1.4	3.36	6.71
Stairwell #1_Floor	Illuminance	Fc	22.83	24.6	21.1	1.08	1.17
Stairwell #2_Floor	Illuminance	Fc	22.00	24.4	19.8	1.11	1.23
Stairwell #3_Floor	Illuminance	Fc	22.29	24.6	20.2	1.10	1.22



1 AR-403 PHOTOMETRICS - LEVEL 02
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:09-04'00'

LEVEL 02 - PHOTOMETRIC PLANS

SITE PLAN APPROVAL

AR-403

16/09/2022 6:30:58

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
▭	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6
⊙	31	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI	0.900	5241	37	1147

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Garage_Floor	Illuminance	Fc	4.77	9.4	1.4	3.41	6.71
Stairwell #1_Floor	Illuminance	Fc	22.84	24.6	21.1	1.08	1.17
Stairwell #2_Floor	Illuminance	Fc	22.04	24.4	19.8	1.11	1.23
Stairwell #3_Floor	Illuminance	Fc	22.28	24.6	20.2	1.10	1.22

1 AR-404 PHOTOMETRICS - LEVEL 03
Scale: 1" = 20'-0"

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021
FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:15-04'00'

LEVEL 03 - PHOTOMETRIC PLANS

SITE PLAN APPROVAL

AR-404

16/09/2022 16:30:59

PERSPECTIVE VIEW FROM WEST - FRONTAGE AT ANDREWS AVENUE

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA
JOSHUA BAILEY
REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:22-04'00'

PERSPECTIVES & RENDERINGS

SITE PLAN APPROVAL

AR-801

19/09/2022 13:57:07

PERSPECTIVE VIEW FROM SOUTH - ALMAR CANAL

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA
JOSHUA BAILEY
REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:26-04'00'

PERSPECTIVES & RENDERINGS

SITE PLAN APPROVAL

16/09/2022 16:51:32

AR-802

PERSPECTIVE VIEW FROM SOUTH EAST - ALMAR CANAL AND NORTH FORK MIDDLE RIVER

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:31-04'00'

PERSPECTIVES & RENDERINGS

SITE PLAN APPROVAL

AR-803

16/09/2022 16:51:38

PERSPECTIVE VIEW FROM NORTH EAST - NORTH FORK MIDDLE RIVER & INTERSECTION OF ANDREWS AVENUE AND OAKLAND PARK BOULEVARD

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:36-04'00'

PERSPECTIVES & RENDERINGS

SITE PLAN APPROVAL

AR-804

16/09/2022 16:51:45

PERSPECTIVE VIEW FROM NORTH WEST - PLAZA AT ANDREWS AVENUE AND OAKLAND PARK BOULEVARD & NORTH FORK MIDDLE RIVER

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3	City Comments	09-20-22
1	City Comments	05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA
JOSHUA D. BAILEY
REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:40-04'00'

PERSPECTIVES & RENDERINGS

SITE PLAN APPROVAL

AR-805

19/09/2022 13:57:12

PERSPECTIVE VIEW AT WEST - ANDREWS AVENUE PROMENADE

PERSPECTIVE VIEW AT WEST - ANDREWS AVENUE PROMENADE

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA
JOSHUA BAILEY
LICENSE
REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:45-04'00'

PERSPECTIVES & RENDERINGS

SITE PLAN APPROVAL

AR-806

16/09/2022 16:51:57

PERSPECTIVE AERIAL VIEW FROM NORTH EAST - NORTH FORK MIDDLE RIVER

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

R E V I S I O N S

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA
JOSHUA BAILEY
REGISTERED ARCHITECT

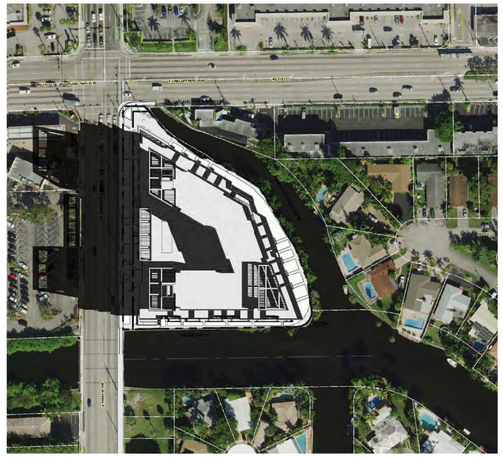
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:50-04'00'

PERSPECTIVES & RENDERINGS

SITE PLAN APPROVAL

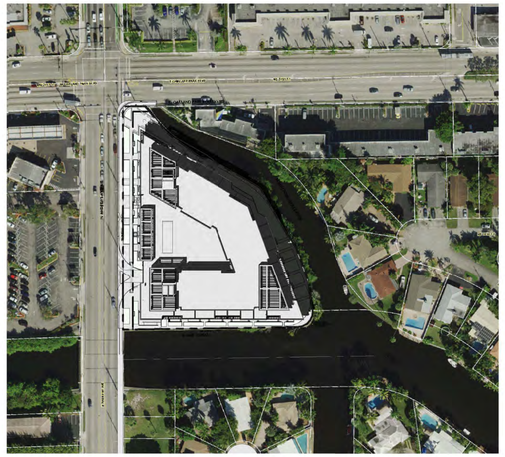
16/09/2022 6:52:04

AR-807

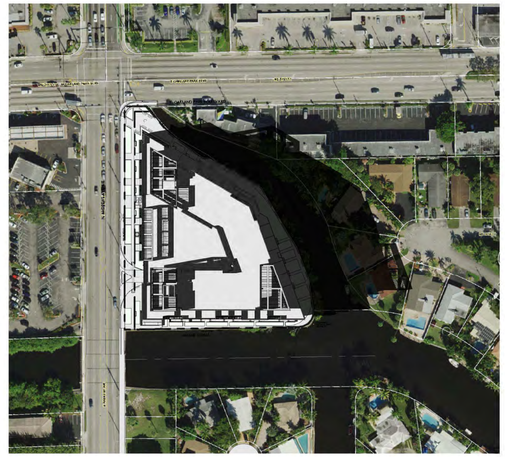


MARCH 21 9:00

12:00



3:00



6:00

JUNE 21 8:00

12:00

3:00

6:45

CRITERIA	MONTH	DAY	SUNRISE	*OFFSET*	SUNRISE	*OFFSET*	STUDY TIMES				DST
SPRING EQUINOX	3	21	7:30	*+ 1.5*	7:30	*- 1.5*	9:00	12:00	3:00	6:00	YES
SUMMER SOLSTICE	6	21	6:30	*+ 1.5*	8:15	*- 1.5*	8:00	12:00	3:00	6:45	YES
AUTUMN EQUINOX	9	21	7:00	*+ 1.5*	7:00	*- 1.5*	8:30	12:00	3:00	5:30	YES
WINTER SOLSTICE	12	21	7:00	*+ 1.5*	5:30	*- 1.5*	8:30	12:00	3:00	4:00	NO

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1 City Comments 05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA
JOSHUA BAILEY
REGISTERED ARCHITECT

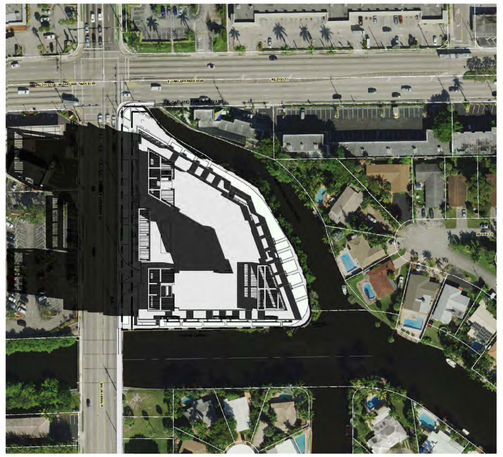
Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:55-04'00'

SHADOW STUDY

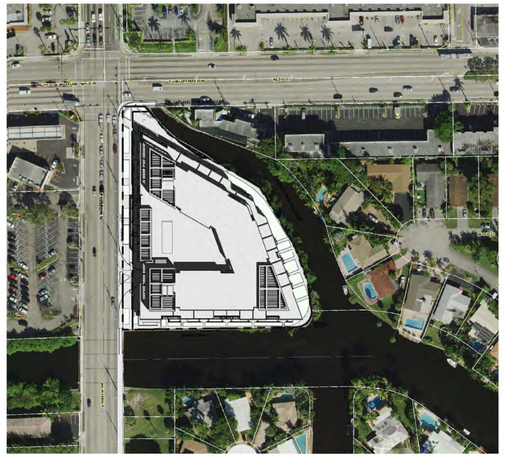
SITE PLAN APPROVAL

16/09/2022 16:52:11

AR-901



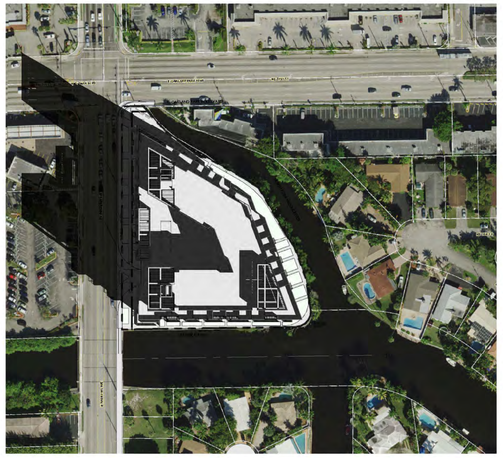
SEPTEMBER 21 8:30



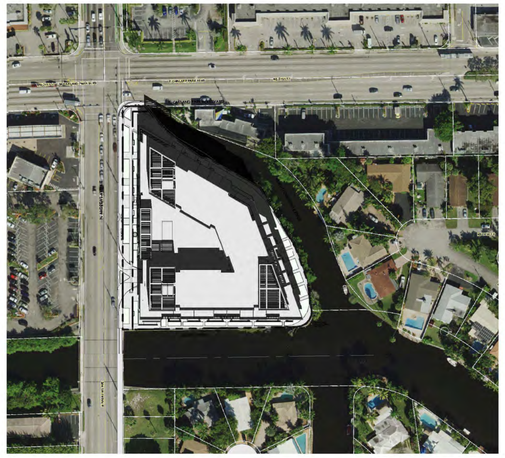
12:00

3:00

5:30

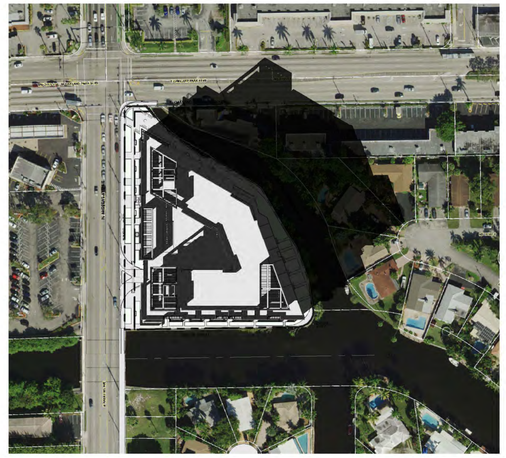


DECEMBER 21 8:30



12:00

3:00



4:00

CRITERIA	MONTH	DAY	SUNRISE	*OFFSET*	SUNRISE	*OFFSET*	STUDY TIMES				DST
SPRING EQUINOX	3	21	7:30	*+ 1.5*	7:30	*- 1.5*	9:00	12:00	3:00	6:00	YES
SUMMER SOLSTICE	6	21	6:30	*+ 1.5*	8:15	*- 1.5*	8:00	12:00	3:00	6:45	YES
AUTUMN EQUINOX	9	21	7:00	*+ 1.5*	7:00	*- 1.5*	8:30	12:00	3:00	5:30	YES
WINTER SOLSTICE	12	21	7:00	*+ 1.5*	5:30	*- 1.5*	8:30	12:00	3:00	4:00	NO

FSMY
ARCHITECTS + PLANNERS

888 SOUTH ANDREWS AVE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

COPYRIGHT 2021

FSMY ALL RIGHTS RESERVED.
THIS DOCUMENT OR PARTS THEREOF MAY NOT
BE REPRODUCED IN ANY FORM WITHOUT PERMISSION

CA # AAC000447

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1	City Comments	05-27-22

REVISIONS

DATE:	COMM:
15 MARCH 2022	21005

THE AVE

3058 - 3064 N. Andrews Avenue
Wilton Manors, FL 33334

STATE OF FLORIDA · JOSHUA BAILEY · REGISTERED ARCHITECT

Digitally signed by Joshua D Bailey
Date: 2022.09.26 20:05:59-04'00'

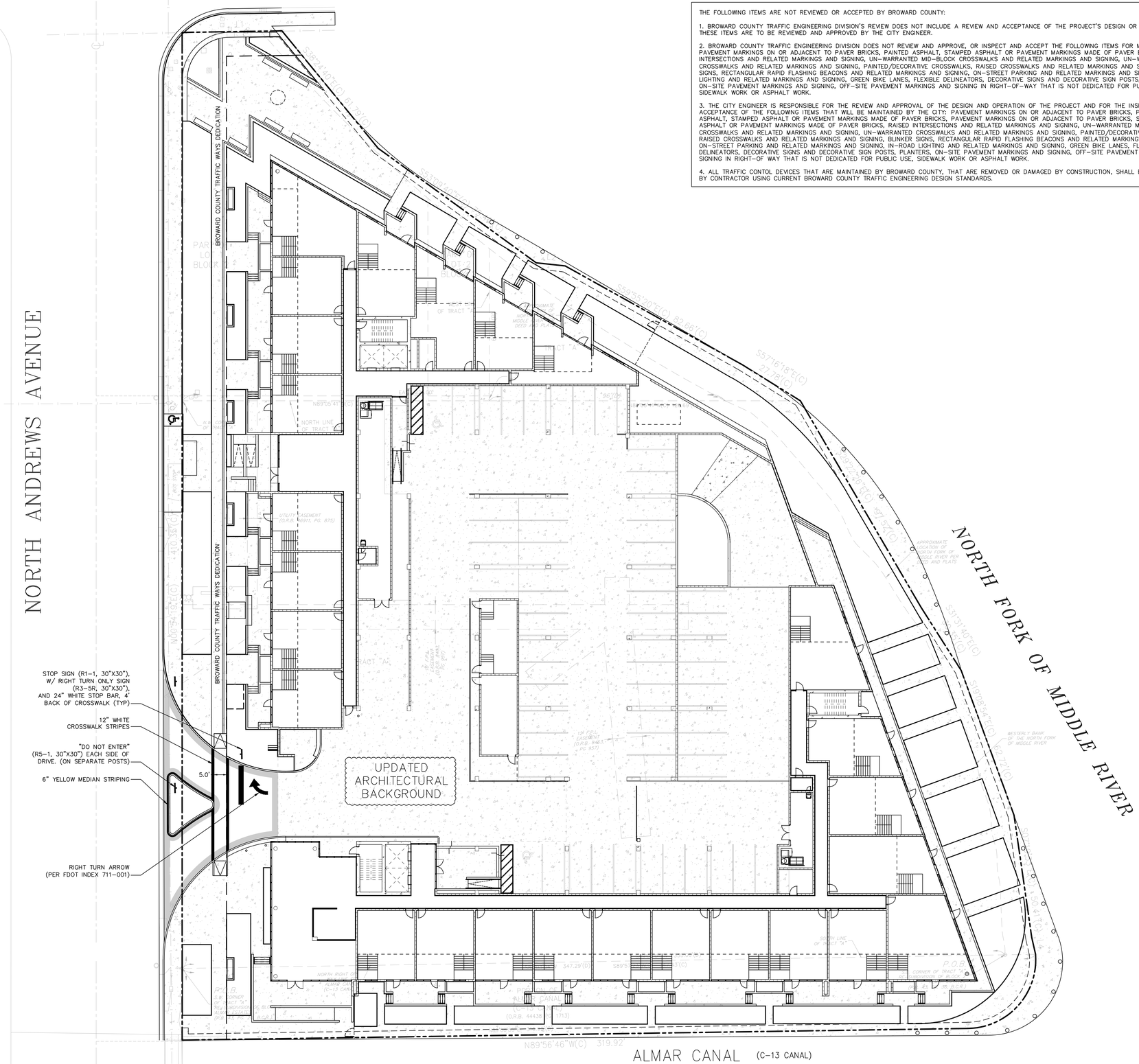
SHADOW STUDY

SITE PLAN APPROVAL

16/09/2022 16:52:18

AR-902

EAST OAKLAND PARK BOULEVARD



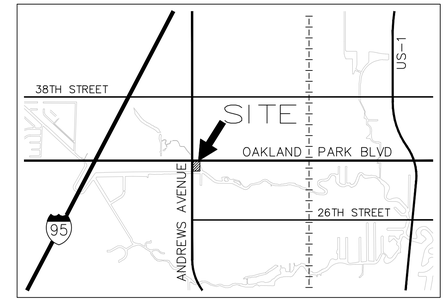
THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

1. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.

2. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.

3. THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.

4. ALL TRAFFIC CONTOL DEVICES THAT ARE MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS.



LOCATION MAP
NTS

NORTH

LEGEND:

- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- WATER MAIN
- SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

SIGNAGE AND MARKING NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D. STANDARDS (CURRENT EDITION).

2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).

3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.

4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.

Blake M Kidwell

Digitally signed by Blake M Kidwell
DN: c=US, o=Florida, dnQualifier=A01410D0000017A359A370D00004731, cn=Blake M Kidwell
Date: 2022.09.16 13:12:43 -04'00'

This document has been digitally signed and sealed by Blake M. Kidwell on 09/16/2022.

Printed copies of this document are not considered signed and sealed.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.5'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: PAVEMENT MARKING AND SIGNAGE PLAN

Job Title: THE AVE
N ANDREWS AVENUE
WILTON MANORS, FLORIDA 33311

NORTH

Revisions

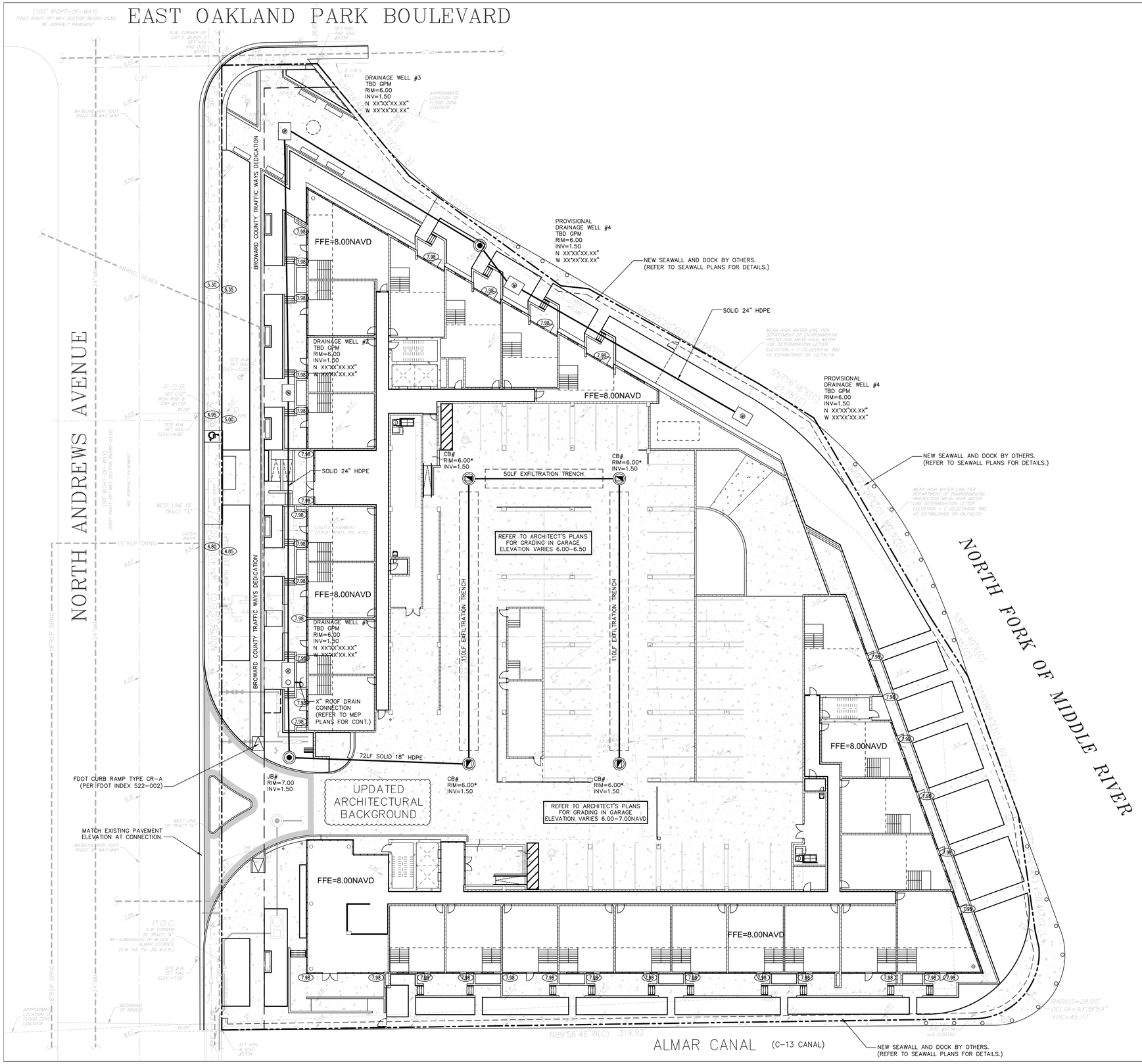
1	05/27/22	CITY COMMENTS
2	08/22/22	CITY COMMENTS
3	09/20/22	CITY COMMENTS
4		
5		
6		
7		
8		

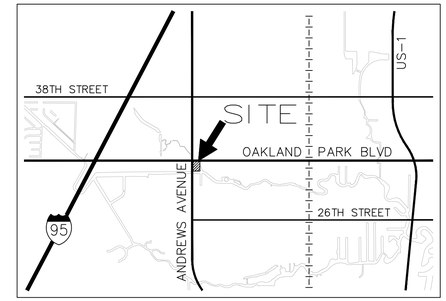
Phase: SITE PLAN DOCUMENTS

SEAL

BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=20'	Date 03/01/22
Job No. 21-1624.00	Plot Date 09/16/22
Drawn by BMK	Sheet No. C1
Proj. Mgr. BMK	
Appr. by BMK	1 of 3





LOCATION MAP
NTS

NORTH

LEGEND:

- 0.00 PROPOSED ELEVATION (NAVD)
- 5.32 EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- W WATER METER
- DDCV DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- RPV REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- EXIST. WATER MAIN
- XXX EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

FLOOD ZONE " AE " ELEV (6.0) NAVD ON FIRM MAP #12011C0637J, DATED DECEMBER 31, 2019

BROWARD COUNTY FUTURE 100 YEAR 3 DAY CONTOUR= ELEV. (5.5) NAVD

AVERAGE WET SEASON WATER LEVEL= ELEV. (1.5) NAVD

GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WILTON MANORS.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.

3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.

4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.

5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.

6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.

8. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).

9. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.

10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.

11. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.

12. SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

13. SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.

15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY PINNELL SURVEY INC., DATED JUNE 10, 2020.

16. ELEVATIONS SHOWN ARE NAVD88.

*17. FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.

This document has been digitally signed and sealed by Blake M. Kidwell on 09/16/2022.

Printed copies of this document are not considered signed and sealed.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.5'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 – 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title: CONCEPTUAL PAVING, GRADING, AND DRAINAGE PLAN

Job Title: THE AVE
N ANDREWS AVENUE
WILTON MANORS, FLORIDA 33311

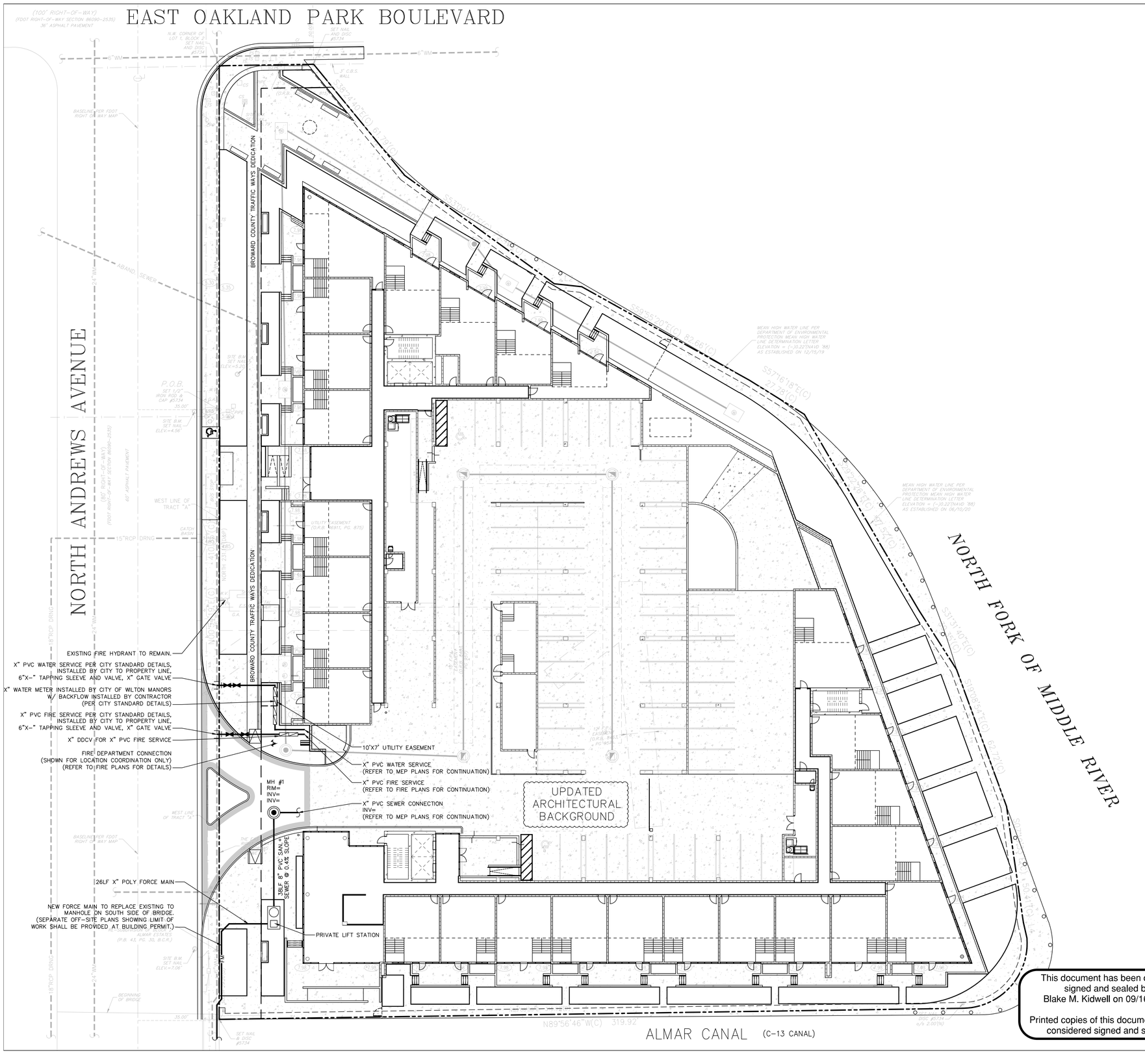
NORTH

Revisions		
1	05/27/22	CITY COMMENTS
2	08/22/22	CITY COMMENTS
3	09/20/22	CITY COMMENTS
4		
5		
6		
7		
8		

Phase: SITE PLAN DOCUMENTS

SEAL
BLAKE M. KIDWELL LICENSE No 91488 STATE OF FLORIDA PROFESSIONAL ENGINEER

Scale: 1"=20'	Date 03/01/22
Job No. 21-1624.00	Plot Date 09/16/22
Drawn by BMK	Sheet No. C2
Proj. Mgr. BMK	
Appr. by BMK	2 of 3


EAST OAKLAND PARK BOULEVARD
NORTH ANDREWS AVENUE
BROWARD COUNTY TRAFFIC WAYS DEDICATION
(100' RIGHT-OF-WAY)
(FDOT RIGHT-OF-WAY SECTION 86090-2535)
36' ASPHALT PAVEMENT
N.W. CORNER OF LOT 1, BLOCK 21 SET NAIL AND DISC (LS7134)
SET NAIL AND DISC #LS7134
3" C.B.S. WALL
BASELINE PER FDOT RIGHT-OF-WAY MAP
ABAND. SEWER
P.O.B. SET 1/2" IRON ROD w/ CAP #LS7134
SITE B.M. SET NAIL ELEV=5.25
SITE B.M. SET NAIL ELEV=4.58
WEST LINE OF TRACT "A"
CATCH BASIN
15"RCP DRNG
24"RCP DRNG
18"RCP DRNG
UTILITY EASEMENT (O.R.B. 49911, PG. 875)
ALMAR ESTATES (P.B. 43, PG. 30, B.C.R.)
SITE B.M. SET NAIL ELEV=7.08'
BEGINNING OF BRIDGE
SET NAIL & DISC #LS7134
S57°16'18"E(C) 27.78'(C)
S57°16'18"E(C) 22.61'(C)
S57°16'18"E(C) 27.78'(C)
S53°31'40"E(C) 27.70'(C)
S53°31'40"E(C) 27.70'(C)
S53°31'40"E(C) 27.70

100% COMPLETE
SITE PLAN APPROVAL SET
FOR:
THE AVE
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

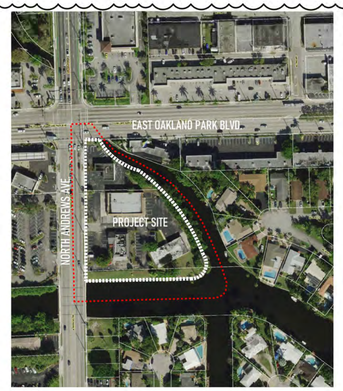
TREE DISPOSITION | HARDSCAPE | PLANTING | LIGHTING

Landscape Architectural Design
by:

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
WWW.COASTAL-OPS.COM

SHEET INDEX

ISSUE	SHEET TITLE	PAGE#
1 2 3	100% SET LANDSCAPE COVER + INDEX	LC-001
	100% SET GENERAL NOTES + ABBREVIATIONS + PLANTING SPECIFICATIONS	LC-002
3	100% SET EXISTING TREE SURVEY	LC-003
1 3	100% SET CONCEPTUAL LANDSCAPE PLAN	LC-004
	100% SET TREE DISPOSITION PLAN	TD-100
1 2 3	100% SET TREE PROTECTION DETAILS	TD-101
3	100% SET LANDSCAPE SITE PLAN (GROUND FLOOR)	LS-100
	100% SET LANDSCAPE SITE MATERIAL IMAGERY	LS-101
3	100% SET LANDSCAPE PLANTING PLAN	LP-100
	100% SET LANDSCAPE PLANTING DETAILS	LP-101
1 2 3	100% SET LANDSCAPE LIGHTING PLAN (GROUND FLOOR)	LL-100
3	100% SET LANDSCAPE LIGHTING SPECIFICATIONS	LL-101



COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING

FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 17:35:30 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE COVER + INDEX

LC-001

GRADING NOTES:

1. VERIFY EXISTING ELEVATIONS PRIOR TO STARTING WORK. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. EXISTING AND PROPOSED GRADES ARE BASED ON SURVEY DOCUMENTS PREPARED BY SURVEYOR.
2. CONTRACTOR SHALL VERIFY THE PLACEMENT OF FLATWORK PENETRATIONS TO ENSURE COORDINATION OF SURFACE FIXTURES, SUCH AS DRAINS AND LIGHTS. NOTIFY GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION OF FLATWORK.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS TO VERIFY FINISHED FLOOR ELEVATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL REFER TO THE MECHANICAL DRAWINGS TO VERIFY DRAIN LOCATIONS OVER STRUCTURE. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL REFER TO THE CIVIL ENGINEERING DRAWINGS TO VERIFY UTILITY AND OTHER DRAIN LOCATIONS. THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. PROPOSED ELEVATIONS INDICATED ON DRAWINGS ARE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL DIRECT ROUGH GRADE WORK TO ALLOW FOR SUFFICIENT TOPSOIL AND OTHER FINISHED CONDITIONS AS DESCRIBED IN THE CONTRACT DOCUMENTS.
7. ALL FINISHED GRADES SHALL MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT.
8. ALL FINISHED GRADES SHALL BE WITHOUT LOW SPOTS OR POCKETS. CONTRACTOR SHALL SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM OF TWO (2) PERCENT OR MAXIMUM OF FIFTY (50) PERCENT, UNLESS OTHERWISE NOTED.
9. ALL FINISHED GRADES SHALL PRESENT SMOOTH TRANSITIONS BETWEEN TOES AND TOPS OF SLOPES.
10. THE MAXIMUM SLOPE OF SOD TO BE 3:1 IN AREAS DESIGNATED AS" LAWN," UNLESS OTHERWISE NOTED.
11. ALL MANHOLES, VALVE BOXES, UTILITY BOXES AND PEDESTALS, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE IN ACCORDANCE WITH THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING
BODIES/AGENCIES OR UTILITY RULES AND REGULATIONS, UNLESS OTHERWISE NOTED.
12. SOIL COMPACTION BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS SHALL BE 95% PROCTOR DENSITY MINIMUM, UNLESS OTHERWISE SPECIFIED.
13. GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND
NON-FREEZING WEATHER CONDITIONS.
14. THE CONTRACTOR SHALL REMOVE AND STOCKPILE TOPSOIL FOR REUSE ON-SITE. SOIL SHALL BE SCREENED TO REMOVE ROCKS AND BOULDERS.
15. IF STRUCTURAL SOIL IS FOUND ON-SITE, THE CONTRACTOR SHALL REUSE.
16. THE CONTRACTOR SHALL PREVENT SOIL LOSS TO WIND AND WATER EROSION.
17. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
18. THE GENERAL CONTRACTOR SHALL INSTALL & MAINTAIN TEMPORARY DRAINAGE DEVICES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL VERIFY ALL CONTROL POINTS, FINISH FLOOR ELEVATIONS & PROPOSED SPOT ELEVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO FORMWORK INSTALLATION.
20. SPECIFICATIONS DELINEATED IN GEO-TECH REPORT TAKE PRECEDENCE OVER GRADING PLAN DRAWINGS. INFORM LANDSCAPE ARCHITECT OF DISCREPANCIES.
21. ALL ELEVATIONS ARE NGVD.

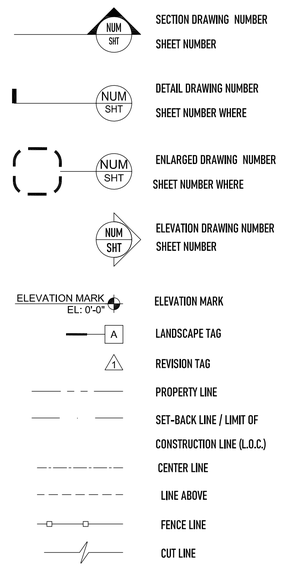
SOIL EROSION CONTROL NOTES:

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS RE-VEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.

LAYTOUT NOTES:

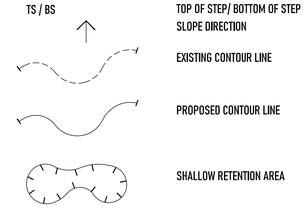
1. LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
3. DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
4. MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.
6. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.

SYMBOL LEGEND



GRADING LEGEND:

EXISTING SPOT ELEVATION	(+0.00)
PROPOSED SPOT ELEVATION / NOTE	+0.00
LP / HP	LOW POINT / HIGH POINT
TW / BW	TOP OF WALL / BOTTOM OF WALL
TR / BR	TOP OF RAMP/ BOTTOM OF RAMP
TS / BS	TOP OF STEP/ BOTTOM OF STEP



SITEWORK GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAULASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.
13. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
14. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
15. VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
16. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
17. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
18. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
19. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
20. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
21. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL / RESOURCE INEFFICIENCIES BY COORDINATING WORK.
22. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH. 23. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
24. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

LANDSCAPE ABBREVIATIONS:

PLANTING ABBREVIATIONS		GENERAL ABBREVIATIONS	
B&B	BALLED AND BURLAPPED	BLDG.	BUILDING
CAL.	CALIPER	B.O.C.	BACK OF CURB
C.T.	CLEAR TRUNK	CJ	CONTROL JOINT
CRZ	CRITICAL ROOT ZONE	CLR	CLEAR
F.G.	FIELD GROWN	EJ	EXPANSION JOINT
GAL.	GALLON	EQ	EQUAL
G.W.	GREY WOOD	FFE	FINISH FLOOR ELEVATION
HT.	HEIGHT	F.O.B.	FACE OF BUILDING
MIN.	MINIMUM	HT.	HEIGHT
MAX.	MAXIMUM	H.P.	HIGH POINT
MULTI	MULTI-TRUNK	L.A.	LANDSCAPE ARCHITECT
OA.	OVERALL	L.O.A.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER	L.P.	LOW POINT
QTY.	QUANTITY	MIN.	MINIMUM
SPRD	SPREAD	MAX.	MAXIMUM
TYP.	TYPICAL	N.I.C.	NOT IN CONTRACT
U.N.O.	UNLESS NOTED OTHERSIZE	O.C.	ON CENTER
		O.C.E.W.	ON CENTER EACH WAY
		PA.	PLANTING AREA
		QTY.	QUANTITY
		R.O.W.	RIGHT OF WAY
		SIM.	SIMILAR DETAIL
		TD	TOP OF DRAIN
		T.O.C.	TOP OF CURB
		TW	TOP OF WALL
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING
FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 17:36:47 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

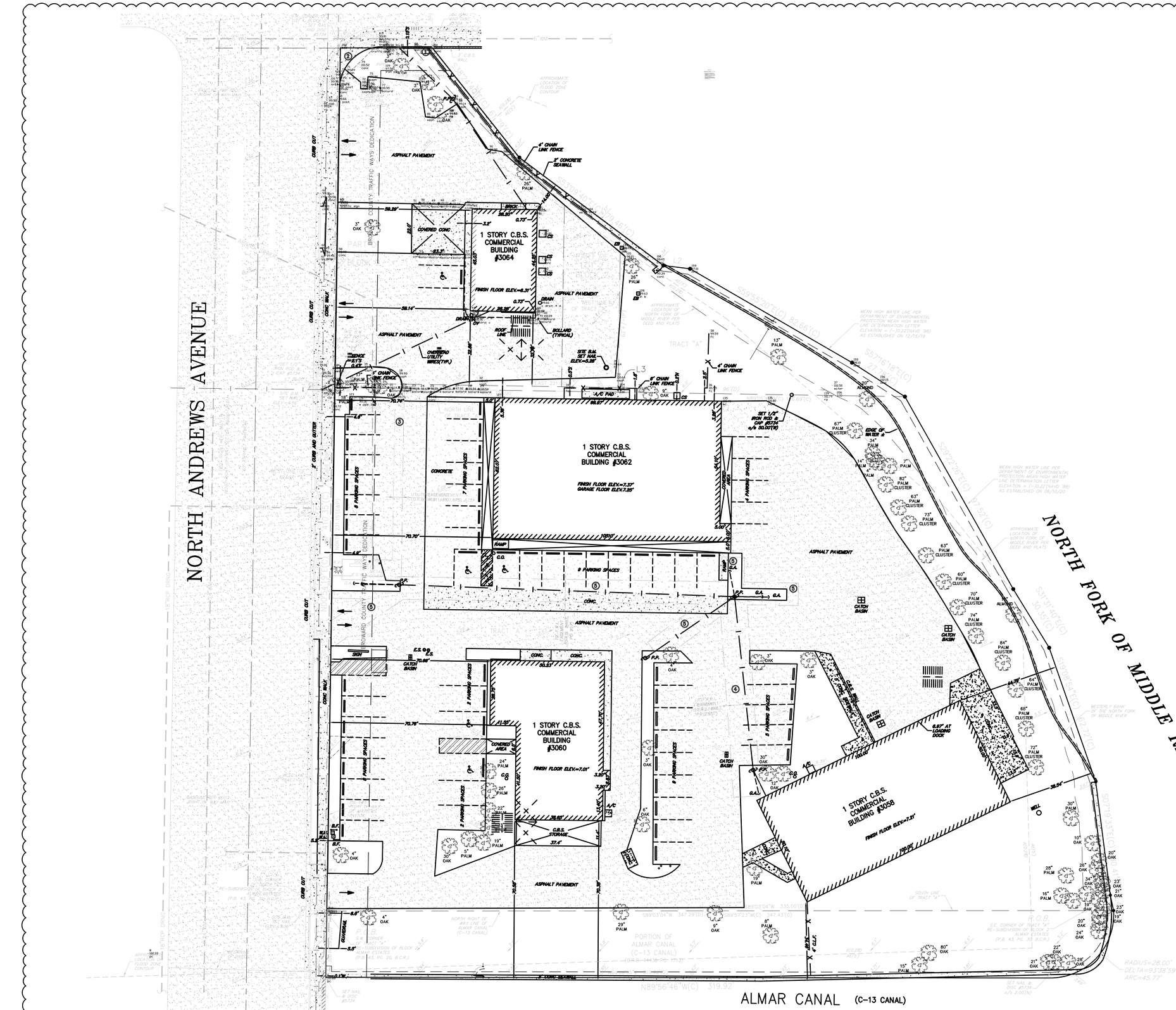
SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:
GENERAL NOTES.
ABBREVIATIONS + PLANTING SPECIFICATIONS SHEET

LC-002



COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING
FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 17:38:20 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

EXISTING TREE SURVEY

LC-003

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING
FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 18:25:43 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

CONCEPTUAL LANDSCAPE PLAN

1 3

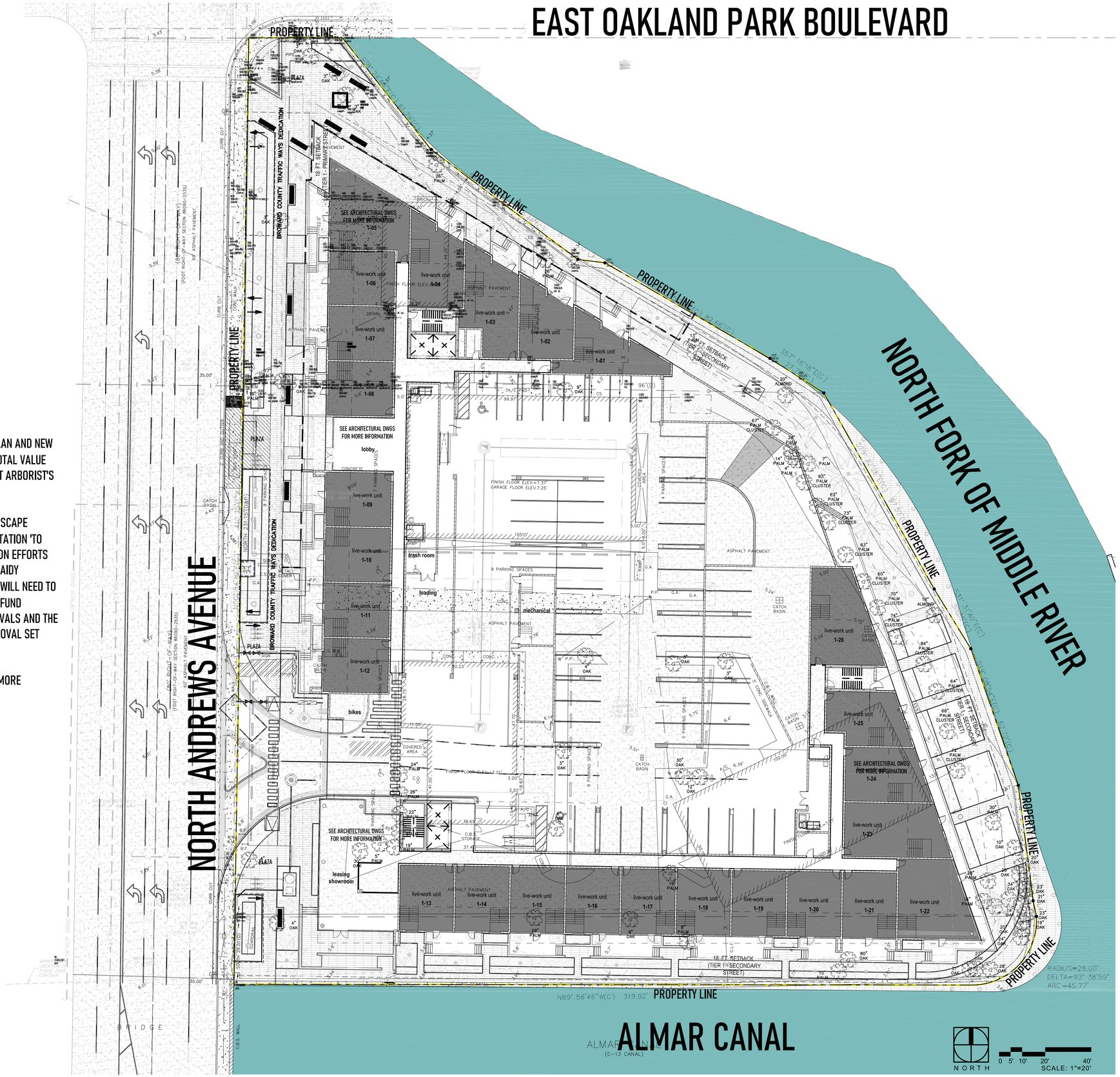
LC-004

TREE DISPOSITION / MITIGATION NOTES:

ALL EXISTING VEGETATION IMPACTED BY THE NEW ARCHITECTURAL SITE PLAN AND NEW SEAWALL / DOCK CONSTRUCTION ARE TO BE REMOVED AND MITIGATED. TOTAL VALUE OF EXISTING VEGETATION REMOVALS TO BE DETERMINED PER THE PROJECT ARBORIST'S VEGETATION ASSESSMENT (TO BE UPDATED BY PROJECT ARBORIST).

A PREVIOUS EXISTING TREE DISPOSITION PLAN WAS DRAWN BY RDM LANDSCAPE SERVICES, DATED: 9/30/2021. THEIR PLAN SHOWED SOME EXISTING VEGETATION 'TO REMAIN' HOWEVER THE NEW ARCHITECTURAL SITE PLAN AND CONSTRUCTION EFFORTS WILL BE IMPACTING MOST OF THE SITE'S VEGETATION. THEIR ARBORIST, MAIDY MARINEZ-RAVELO CREATED HER REPORT DATED: 8/11/2021. THIS REPORT WILL NEED TO BE UPDATED WITH DOLLAR VALUES PER TREE/PALM TO ARRIVE AT A TREE FUND MITIGATION VALUE. THE MITIGATION VALUE WOULD BE SUBJECT TO APPROVALS AND THE AUTHORITY OF THE CITY OF WILTON MANORS. AS OF THIS SITE PLAN APPROVAL SET SUBMISSION, WE PROPOSE ALL EXISTING VEGETATION TO BE REMOVED.

PLEASE SEE APPENDIX "FORMER EXISTING TREE DISPOSITION PLAN" FOR MORE INFORMATION.



COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING
FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):
REGISTERED LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LA 6667411 STATE OF FLORIDA
Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 17:57:58 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

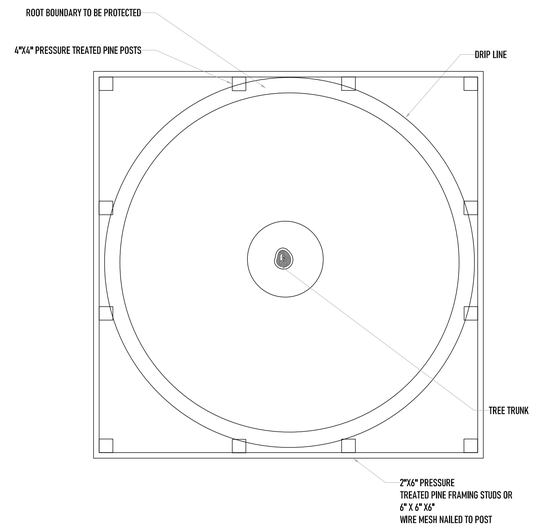
CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

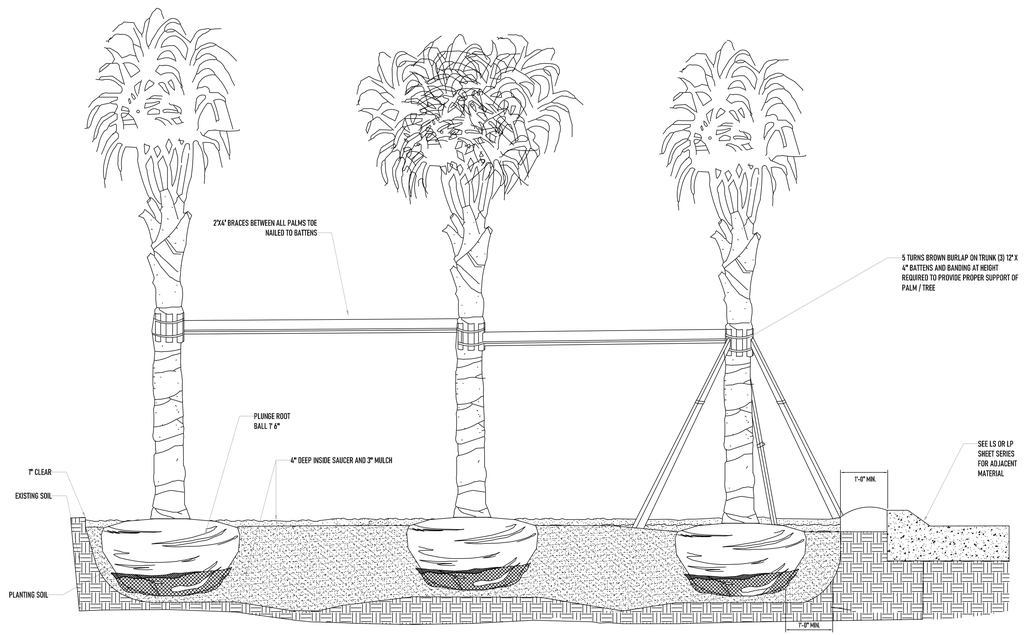
Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

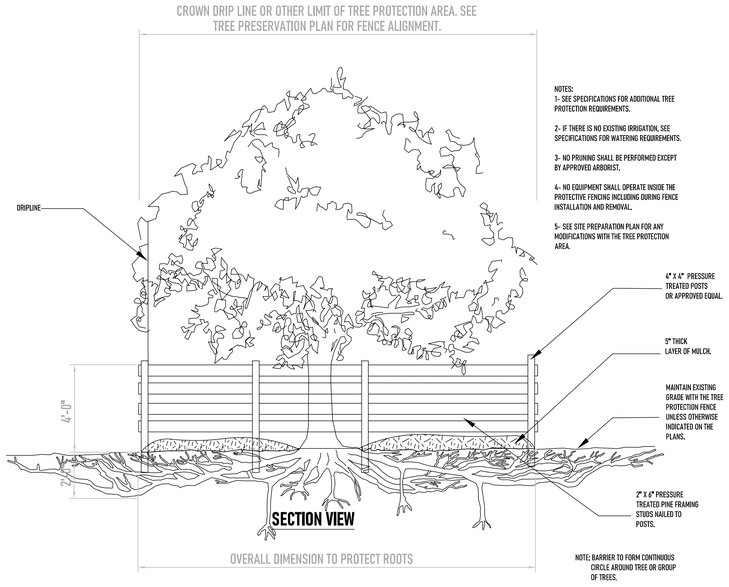
Sheet Title:

TREE DISPOSITION PLAN

TD-100







COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:

3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING

FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT TRAVIS MICHAEL HARRISON LA 6667411 STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 17:59:57 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

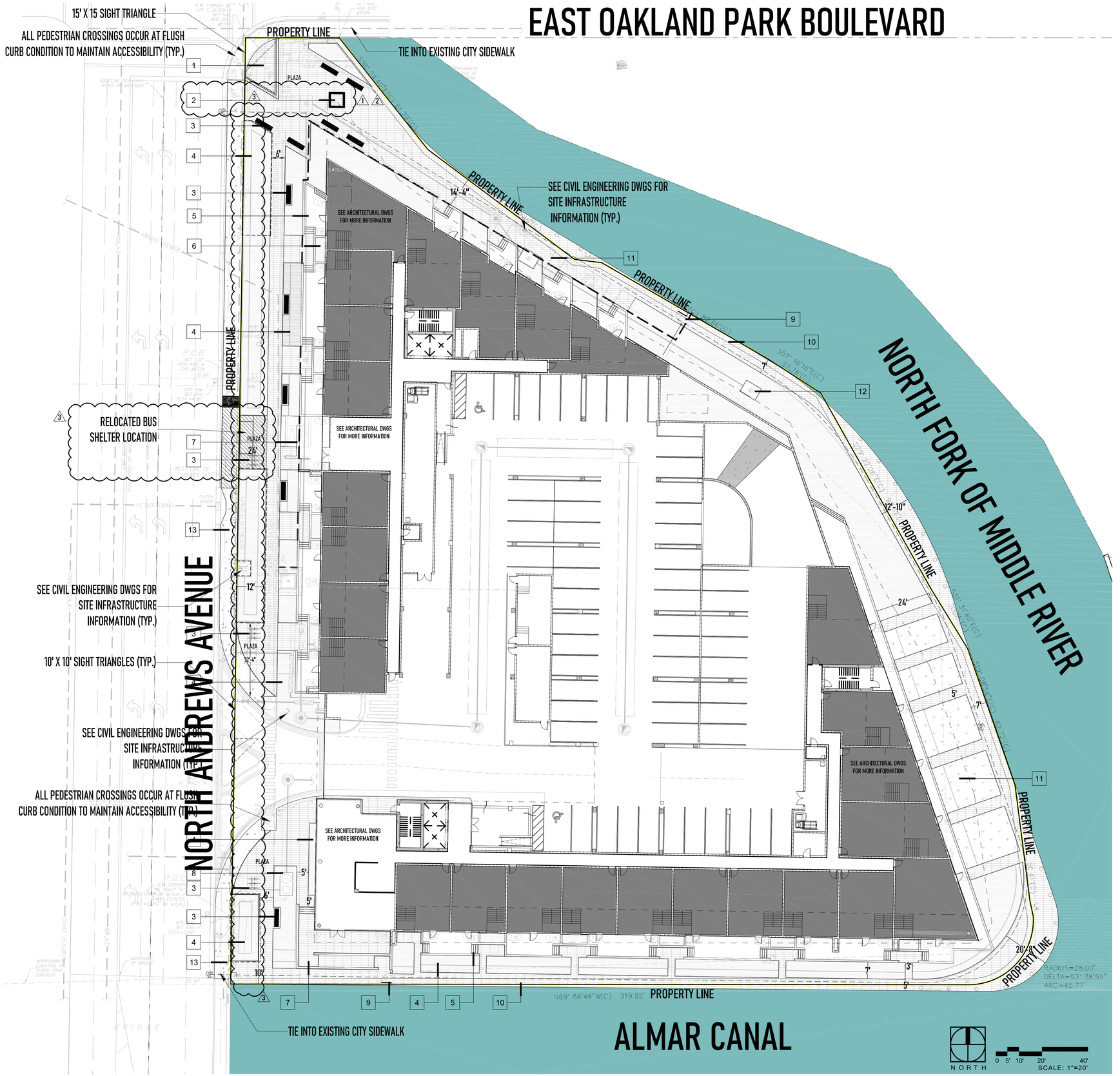
Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

TREE PROTECTION DETAILS

TD-101

1



LANDSCAPE SITE PLAN LEGEND

1 STREETSCAPE PERMEABLE PAVING
2 PERMANENT ART / SCULPTURE BASE LOCATION 1 2
3 URBAN STREET FURNITURE (BENCH / BICYCLE RACK)
4 STREETSCAPE PLANTER 'AT-GRADE' WITH STRUCTURED SOIL SYSTEM
5 LIVE / WORK EXTERIOR TERRACE (SEE ARCHITECTURAL DWGS)
6 VERTICAL TRELLIS GARDEN / GREEN WALL (TYP.)
7 PUBLIC BUILDING ENTRANCE - ADA RAMP OR ADA LIFT AND SITE STAIRS W/ HANDRAILS
8 PRIVATE LIFT STATION (SEE CIVIL ENG. DWGS)
9 DOCK GATE (PUBLIC VS. PRIVATE CONTROL POINT)
10 NEW DOCK BOARDWALK
11 FAUX TURF 3
12 DRAINAGE WELL (SEE CIVIL ENG. DWGS)
13 CITY SIDEWALK

NOTES:

- SEE CIVIL ENGINEERING DWGS FOR PROPOSED GRADING AND SITE ELEVATIONS
- SEE ARCHITECTURAL DWGS FOR PROPOSED ARCHITECTURAL ELEVATIONS

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING

FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 18:01:47 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

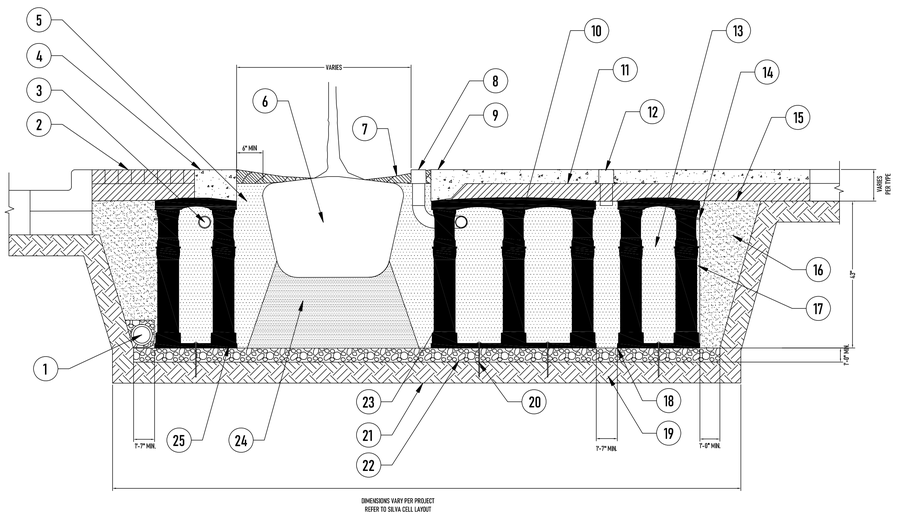
Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE SITE PLAN (GROUND FLOOR)

LS-100

1



1 - UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS, BY OTHERS)
2 - PAVEMENT AND AGGREGATE BASE PER PROJECT
3 - DEEPROOT WATER AND AIR VENT, ROOT BALL, WHEN REQUIRED
4 - RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
5 - DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH TO BE DETERMINED BY THICKNESS OF PAVEMENT SECTION. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
6 - ROOT BALL
7 - TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
8 - DEEPROOT WATER AND AIR VENT, ROOT BALL, WHEN REQUIRED
9 - THICKENED EDGE AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
10 - SILVA CELL SYSTEM (DECK, BASE AND POSTS)
11 - PAVEMENT AND AGGREGATE BASE PER PROJECT
12 - DEEPROOT WATER AND AIR VENT, ROOT BALL, WHEN REQUIRED
13 - PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR DENSITY
14 - CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
15 - GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
16 - COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
17 - GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
18 - 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
19 - SUBGRADE, COMPACTED
20 - ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
21 - GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
22 - 6" MINIMUM AGGREGATE SUBBASE, COMPACTED TO 95% PROCTOR DENSITY
23 - SILVA CELL SYSTEM (DECK, BASE AND POSTS)
24 - PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
25 - SILVA CELL BASE SLOPE, 10% MAXIMUM SLOPE

NOTES:
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. CALLOUTS #1, 3, 8 AND 12 ARE OPTIONAL SYSTEM COMPONENTS

1

PERMEABLE PAVERS

UNITS	THICKNESS	SIZE	APPLICATIONS				ADA*	MECHANICAL INSTALL	FINISHES			MANUF. JOINT WIDTH	% SURFACE OPENING	CHAMFER WIDTH	SQ. FT. PER PALLET
									Standard	Ground Face	Antiqued				
Aqualine™ 3-Piece... Ashlar	80 mm	9 1/2" x 9" 6 1/2" x 6 1/2" 6" x 9"	✓	✓	✓	✓	✓	✓	✓			10 mm	13%	3 mm	96
Eco-Holland®	80 mm	4" x 8"	✓	✓	✓	✓	✓		✓		✓	8 mm	9%	3 mm	91
Eco-Holland® Herringbone	80 mm	4" x 8"	✓	✓	✓	✓	✓	✓	✓			8 mm	9%	3 mm	80

CONCRETE GRID PAVEMENTS

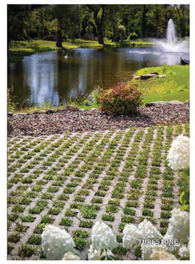
UNITS	THICKNESS	SIZE	APPLICATIONS				ADA	MECHANICAL INSTALL	FINISHES			% SURFACE OPENING	SQ. FT. PER PALLET
									Standard	Ground Face	Antiqued		
Turfstone™	80 mm	15¾" x 23¾"	✓					✓	✓			40%	Varies by Location

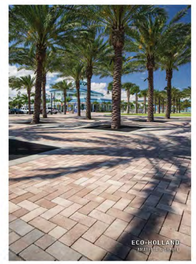
* May be Suitable for ADA applications. Always evaluate site-specific uses to ensure surface suitability. Protect installation and surface maintenance influence compliance with ADA Standards for Accessible Design Section 302 Floors or Ground Surfaces. Tumbling or antiquing pavers can alter ensure surface or edges that may make the product unsuitable for ADA application.

Secondary processes and finishes including, but not limited to, face-grinding, may impact dimensional tolerances from base dimensions.

12 COMMERCIAL PRODUCT OFFERING

FLORIDA 13





14 COMMERCIAL PRODUCT OFFERING

FLORIDA 15

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:

3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING

FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT
TRAVIS MICHAEL HARRISON
LA 6667411
STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 18:05:18 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE SITE MATERIAL IMAGERY

LS-101

THE AVE - LANDSCAPE PLANTING LEGEND - 2022.09.20

PLANTING MATERIALS - TREES AND PALMS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	CODE MINIMUM SIZES	CODE MINIMUM SIZES PER BLDG. HEIGHT INCREASE	PROVIDED SIZES	REMARKS	DROUGHT TOLERANCE
6		TD	TAXODIUM DISTICHUM	BALD CYPRESS	- MIN. 3" CAL., 12' HT., 6' SPRD.	- MIN. 18' HT. PER BLDG. HEIGHT GREATER THAN 36' TALL.	- MIN. 18' HT.	- FLORIDA #1 - FLORIDA NATIVE - SITE TREE - MIN SIZE: 3" DBH, 18' HT, 6' SPREAD	HIGH
12		QV	QUERCUS VIRGINIANA	LIVE OAK	- MIN. 3" CAL., 12' HT., 6' SPRD.	- MIN. 18' HT. PER BLDG. HEIGHT GREATER THAN 36' TALL.	- MIN. 18' HT.	- FLORIDA #1 - FLORIDA NATIVE - STREET TREE - MIN SIZE: 3" DBH, 18' HT, 6' SPREAD	HIGH
18		MF	MYRCIANTHES FRAGRANS	WHITE SIMPSON STOPPER	- MIN. 3" CAL., 15' HT., 6' SPRD.	- MIN. 15' HEIGHT - MIN. 6' SPREAD - MULTI-TRUNK - MIN. 3-5 CANES	- MIN. 15' HEIGHT - MIN. 6' SPREAD - MULTI-TRUNK - MIN. 3-5 CANES	- FLORIDA #1 - FLORIDA NATIVE	HIGH
10		RE	ROYSTONEA ELATA	ROYAL PALM	- MIN. CLEAR TRUNK 6'	- MIN. 22' HT. PER BLDG. HEIGHT GREATER THAN 36' TALL.	- MIN. 22' CT	- FLORIDA #1 - FLORIDA NATIVE	MEDIUM
64		CA	COCOTHRINAX ARGENTATA	SILVER PALM	- MIN. CLEAR TRUNK 6'	- MIN. 8' CT	- MIN. 8' CT	- FLORIDA #1 - FLORIDA NATIVE	MEDIUM
N/A		N / A	EXISTING TREE(S) AND / OR PALM(S)	EXISTING TREE(S) AND / OR PALM(S)	N / A	N / A	N / A	- SEE SHEET T0-100 FOR TREE/PALM DISPOSITION / MITIGATION	

THE AVE - LANDSCAPE PLANTING LEGEND - 2022.09.20

PLANTING MATERIALS - SHRUBS, GROUNDCOVERS AND ACCENTS

QTY.	SYMBOL	TAG	SCIENTIFIC NAME	COMMON NAME	CODE MINIMUM SIZES	CODE MINIMUM SIZES PER BLDG. HEIGHT INCREASE	PROVIDED SIZES	REMARKS	DROUGHT TOLERANCE
378		CI	CHRYSOBALANUS ICACO	COCOPLUM	- MIN. 24" HT. X 24" SPRD.	- 15 GAL. - MIN. 30" HT. X 30" SPRD.	- 15 GAL. - MIN. 30" HT. X 30" SPRD.	- EVERGREEN / HEDGE / SCREENING - FLORIDA #1 ; 36" O.C. - FLORIDA NATIVE	MEDIUM-HIGH
647		HP	HAMELIA PATENS	FIRE BUSH	- MIN. 24" HT. X 24" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE	HIGH
125		MC	MULHENBERGIA CAPILARIS	MUHY GRASS	- MIN. 24" HT. X 24" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE	HIGH
78		PO	PEPEROMIA OBTUSIFOLIA	PEPEROMIA	- MIN. 24" HT. X 24" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- FLORIDA #1 ; 24" O.C. - FLORIDA NATIVE	MEDIUM-HIGH
462		FG	TRIPSACUM DATYLOIDES	FAKAHATCHEE GRASS	- MIN. 24" HT. X 24" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- FLORIDA #1 ; 30" O.C. - FLORIDA NATIVE	HIGH
108		IPC	IPOMOEA PES-CAPRAE	RAILROAD VINE	- MIN. 24" HT. X 24" SPRD.	- 3 GAL. TRELLIS - MIN. 30" HT. X 30" SPRD.	- 3 GAL. TRELLIS - MIN. 30" HT. X 30" SPRD.	- FLORIDA #1 ; - FLORIDA NATIVE	HIGH
100		SR	SERENOA REPENS	SAW PALMETTO	- MIN. 24" HT. X 24" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- 3 GAL. - MIN. 30" HT. X 30" SPRD.	- FLORIDA #1 ; 60" O.C. - FLORIDA NATIVE	MEDIUM
+/-2,181 SF		FAUX SOD	FAUX ZOYSIA TURF GRASS	FAUX ZOYSIA TURF GRASS	- N/A	- N/A	- N/A	- ARTIFICIAL TURF WILL BE INSTALLED CONSISTENT WITH ARTICLE 150-250 OF THE CITY OF WILTON MANORS UNIFIED LAND DEVELOPMENT REGULATIONS	- N/A

REQUIRED VS. PROVIDED VS. ADDITIONAL PLANTING TABLE PER CITY OF WILTON MANORS ARTICLE 150. AND ARTICLE 030-091 - LANDSCAPING REQUIREMENTS

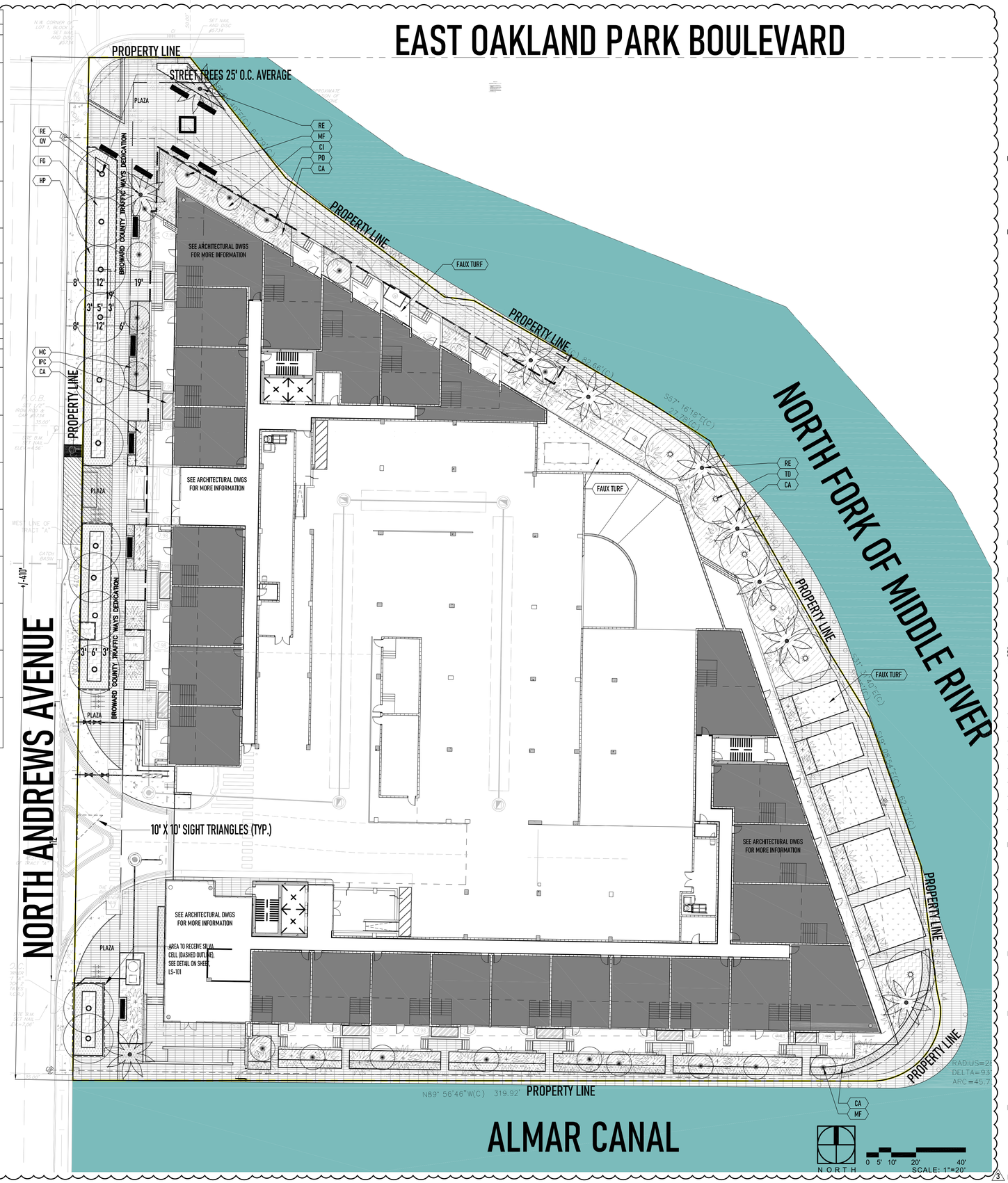
OVERALL SITE AREA: +/-100,525 S.F.
OVERALL SITE OPEN SPACE: +/- 11,519 S.F.

SITE TREE REQUIREMENTS	SITE TREES PROVIDED	ADDITIONAL SITE TREES PROVIDED	STREET TREE REQUIREMENTS	STREET TREES PROVIDED	ADDITIONAL STREET TREES PROVIDED	SITE SHRUB REQUIREMENTS	SITE SHRUBS PROVIDED	ADDITIONAL SITE SHRUBS PROVIDED
(1 TREE / 1,500 SF OF PERMEABLE AREA OUTSIDE OF ANY VUA, INCLUSIVE OF TREES REQUIRED WITHIN PERIMETER PLANTING BUFFERS) 11,519 / 1,500 = 7.67 OR 8 TREES REQUIRED	8 TREES (NATIVE FLORIDA BALD CYPRESS)	18 TREES (NATIVE FLORIDA SIMPSON STOPPER TREES + 10 NATIVE FLORIDA ROYAL PALMS + 64 NATIVE FLORIDA COCCOTHRINAX PALMS)	1 TREE / 25 L.F. OF R.O.W. / PROPERTY LINE FRONTAGE EXCLUSIVE OF DRIVEWAY OPENINGS. 412' OF PROPERTY LINE ALONG NORTH ANDREWS AVENUE MINUS 112' OF DRIVEWAY OPENINGS = 300' LINEAR FEET OF PROPERTY LINE / 25' = 12 TREES REQUIRED.	12 TREES (NATIVE FLORIDA LIVE OAK)	0	(20 SHRUBS PER REQUIRED TREE) 20 X 20 = 400 SHRUBS REQUIRED	1,898 SHRUBS	1,658 ADDITIONAL SHRUBS

SEC. 150-120.- ADDITIONAL SIZE REQUIREMENTS*

STRUCTURE HEIGHT	TREE HEIGHT	PALM HEIGHT CLEAR TRUNK
TO 15 FEET	12 FEET	8 FEET
15-25 FEET	14 FEET	12 FEET
26-35 FEET	16 FEET	18 FEET
36 FEET	18 FEET	22 FEET

*SEE LP-100, LANDSCAPE PLANTING PLAN'S PLANTING SCHEDULE FOR NAMES, QUANTITITES, SIZES, NOTES, ETC. FOR THE PROPOSED SITE AND STREET PLANTS.



COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING

FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.19 17:30:07 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

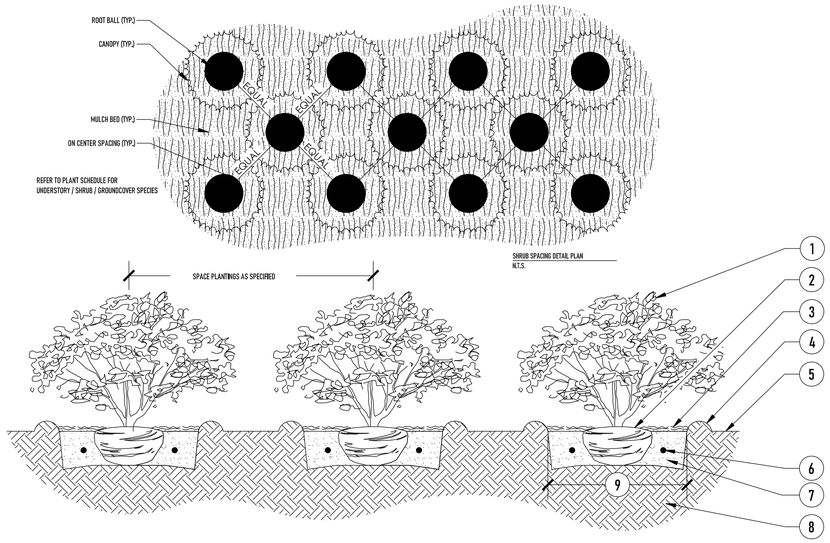
CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE PLANTING PLAN (GROUND FLOOR)

LP-100

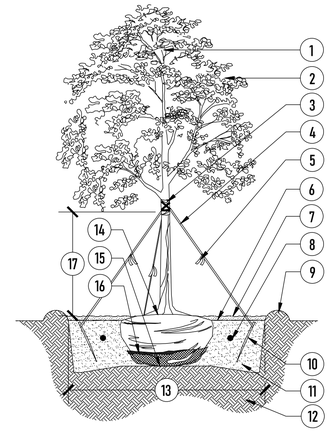


SHRUB SPACING DETAIL PLAN
N.T.S.

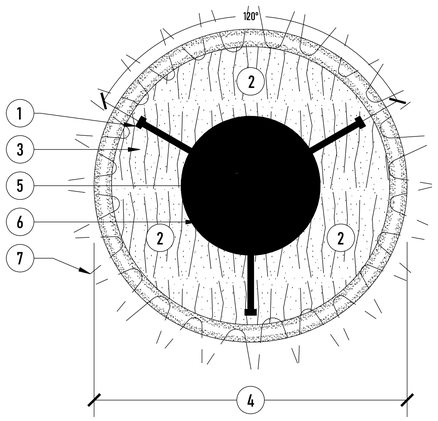
1 - PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION: AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
2 - SET CROWN OF ROOTS SLIGHTLY ABOVE SURROUNDING FINISH GRADE: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3 - 3" LAYER OF SPECIFIED MULCH: DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
4 – CONSTRUCT TEMPORARY 3" WATERING BASIN
5 - FINISH GRADE
6 - FERTILIZER TABLET, IF APPLICABLE
7 - BACKFILL WITH SPECIFIED SOIL MIX
8 - EXISTING SOIL
9 - 2x DIAMETER OF THE ROOT BALL

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2- CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



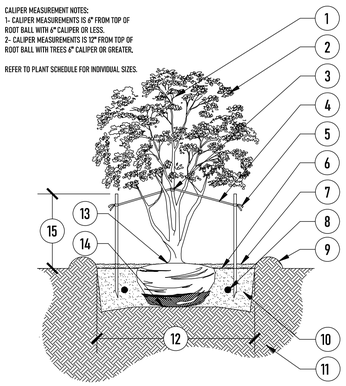
1 - DO NOT PRUNE CENTRAL LEADER.
2 - PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3 - PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM.
4 - 7" WIDE MINIMUM STRAPPING USING SISAL OR OTHER BIODEGRADABLE MATERIAL. GUY WIRES SHALL NOT BE USED.
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 – CONSTRUCT TEMPORARY 3" WATERING BASIN
10 -2" X 4" X 8" STAKE: SET 2" BELOW FINISH GRADE
11 - SPECIFIED SOIL MIX
12 - EXISTING SOIL
13 - 2x DIAMETER OF THE ROOT BALL
14 - SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15 - SET ROOT BALL ON UNDISTURBED SOIL
16 - REMOVE 2/3 OF BURLAP / WIRE BASKET FROM ROOT BALL
17 - CLEAR TRUNK: REFER TO PLANT SCHEDULE



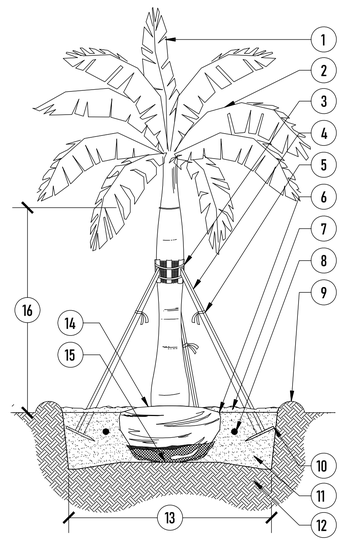
1 - 2" X 4" WOOD BRACE AT WQUAL SPACING (3 PER TREE)
2 - 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3 – CONSTRUCT TEMPORARY 3" WATERING BASIN
4 - 2x DIAMETER OF ROOT BALL
5 - TREE TRUNK
6 - ROOT BALL
7 - TREE CANOPY

CALIPER MEASUREMENT NOTES:
1- CALIPER MEASUREMENTS IS 6" FROM TOP OF ROOT BALL WITH 6" CALIPER OR LESS.
2- CALIPER MEASUREMENTS IS 12" FROM TOP OF ROOT BALL WITH TREES 6" CALIPER OR GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1 - DO NOT PRUNE CENTRAL LEADER.
2 - PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3 - PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM.
4 - 7" WIDE MINIMUM STRAPPING USING SISAL OR OTHER BIODEGRADABLE MATERIAL. GUY WIRES SHALL NOT BE USED.
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 3" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 – CONSTRUCT TEMPORARY 3" WATERING BASIN
10 -BACKFILL WITH SPECIFIED SOIL MIX
11 - EXISTING SOIL
12 - 2x DIAMETER OF THE ROOT BALL
13 - SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
14 - SET ROOT BALL ON UNDISTURBED SOIL
15 - CLEAR TRUNK: REFER TO PLANT SCHEDULE



1 - TERMINAL BUD / FROND
2 – UNTIE FRONDS PRIOR TO INSPECTION
3 - METAL STRAPS SECURING 2" X 4" WOOD BATTENS, MINIMUM 5 LAYERS OF BURLAP. TOE NAIL BRACES TO 2" X 4" WOOD BATTENS. DO NOT NAIL STAKES DIRECTLY INTO TRUNK.
4 -2" X 4" WOOD BRACE AT EQUAL SPACING (3 PER PALM)
5 - 1/2" X 2" FLUORESCENT MARKER
6 - FINISH GRADE
7 - 2" LAYER OF SPECIFIED MULCH. DO NOT INSTALL WITHIN 3" OF TREE TRUNK.
8 - FERTILIZER TABLET, IF APPLICABLE
9 – CONSTRUCT TEMPORARY 3" WATERING BASIN
10 -2" X 4" X 8" STAKE: SET 2" BELOW FINISH GRADE
11 - BACKFILL WITH SPECIFIED SOIL MIX
12 - EXISTING SOIL
13 - 2x DIAMETER OF THE ROOT BALL
14 – SET CROWN OF ROOT BALL 0"-2" ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOT BALL: TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION.
15 – SET ROOT BALL ON UNDISTURBED SOIL
16 – CLEAR TRUNK / GRAY WOOD. REFER TO PLANT SCHEDULE

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:

3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS

FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING

FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT

COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:

THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 18:09:54 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

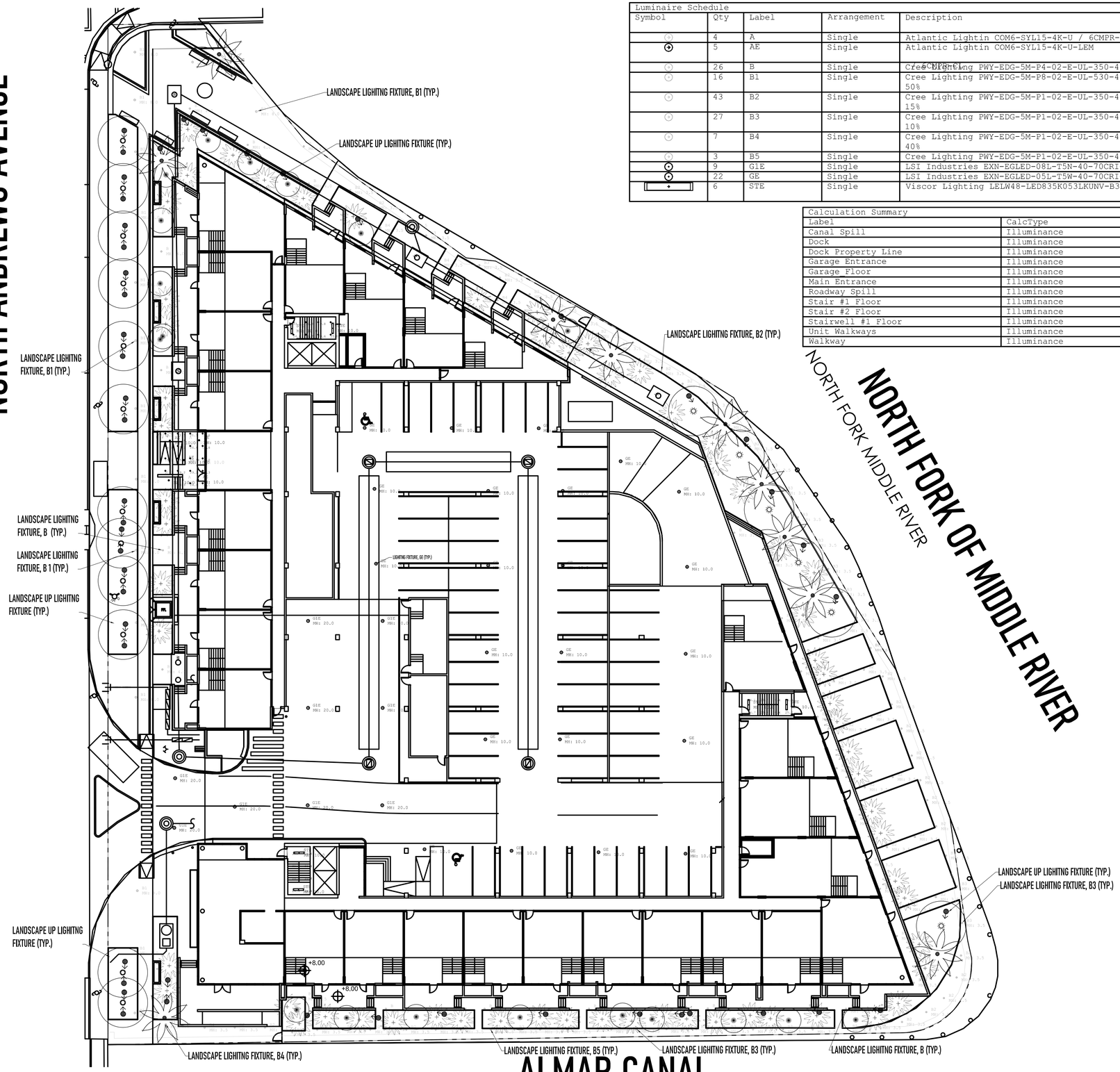
Sheet Title:

LANDSCAPE PLANTING DETAILS

LP-101

EAST OAKLAND PARK BOULEVARD

NORTH ANDREWS AVENUE



NORTH FORK OF MIDDLE RIVER

NORTH FORK MIDDLE RIVER

ALMAR CANAL

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	A	Single	Atlantic Lightin COM6-SYL15-4K-U / 6CMPR-CL	0.900	1313	17	68
	5	AE	Single	Atlantic Lightin COM6-SYL15-4K-U-LEM	0.900	1313	17	85
	26	B	Single	Cree Lighting PWY-EDG-5M-P4-02-E-UL-350-40K, Full Cutoff	0.900	1779	21.3	553.8
	16	B1	Single	Cree Lighting PWY-EDG-5M-P8-02-E-UL-530-40K, Full Cutoff, 50%	0.500	2835	34	544
	43	B2	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 15%	0.150	1779	21.3	915.9
	27	B3	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 10%	0.100	1779	21.3	575.1
	7	B4	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 40%	0.400	1779	21.3	149.1
	3	B5	Single	Cree Lighting PWY-EDG-5M-P1-02-E-UL-350-40K, Full Cutoff, 5%	0.050	1779	21.3	63.9
	9	GIE	Single	LSI Industries EXN-EGLED-08L-T5N-40-70CRI-BB	0.900	8390	60	540
	22	GE	Single	LSI Industries EXN-EGLED-05L-T5W-40-70CRI-BB	0.900	5241	37	814
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Canal Spill	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Dock	Illuminance	Fc	2.03	7.3	1.0	2.03	7.30
Dock Property Line	Illuminance	Fc	0.66	1.4	0.0	N.A.	N.A.
Garage Entrance	Illuminance	Fc	3.49	5.3	1.4	2.49	3.79
Garage Floor	Illuminance	Fc	4.81	9.2	1.7	2.83	5.41
Main Entrance	Illuminance	Fc	20.91	29.2	12.6	1.66	2.32
Roadway Spill	Illuminance	Fc	0.21	1.1	0.0	N.A.	N.A.
Stair #1 Floor	Illuminance	Fc	22.68	24.6	20.8	1.09	1.18
Stair #2 Floor	Illuminance	Fc	22.66	25.2	20.4	1.11	1.24
Stairwell #1 Floor	Illuminance	Fc	21.88	25.0	19.3	1.13	1.30
Unit Walkways	Illuminance	Fc	6.23	12.7	1.1	5.66	11.55
Walkway	Illuminance	Fc	2.54	9.7	1.0	2.54	9.70

NORTH

0 5' 10' 20' 40'
SCALE: 1"=20'

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING
FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):
REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA
Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 18:17:58 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

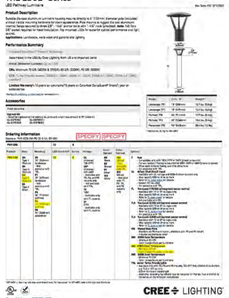
LANDSCAPE LIGHTING PLAN (GROUND FLOOR)

LL-100

JOB: THE AVE TYPE: B
PWY-EDG-SM-P1-SQ-E-XX-350-40K

THE EDGE® Series

JBS Parking Luminaire

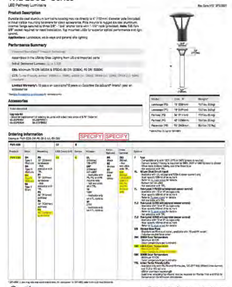


CREE LIGHTING

JOB: THE AVE TYPE: B1
PWY-EDG-SM-P1-SQ-E-XX-525-40K

THE EDGE® Series

JBS Parking Luminaire

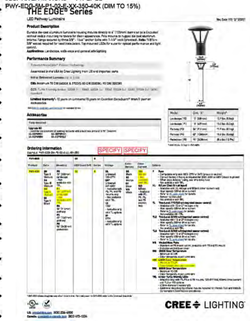


CREE LIGHTING

JOB: RIVER MANORS TYPE: B2
PWY-EDG-SM-P1-SQ-E-XX-350-40K (DIM TO 15%)

THE EDGE® Series

LED Parking Luminaire

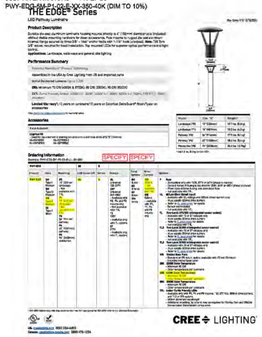


CREE LIGHTING

JOB: RIVER MANORS TYPE: B3
PWY-EDG-SM-P1-SQ-E-XX-350-40K (DIM TO 10%)

THE EDGE® Series

LED Parking Luminaire

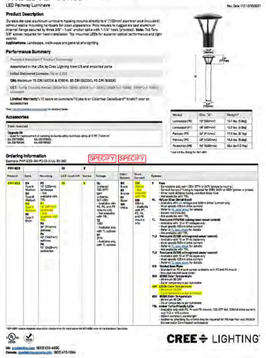


CREE LIGHTING

JOB: RIVER MANORS TYPE: B4
PWY-EDG-SM-P1-SQ-E-XX-350-40K (DIM TO 40%)

THE EDGE® Series

LED Parking Luminaire

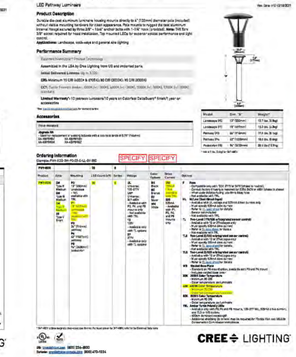


CREE LIGHTING

JOB: RIVER MANORS TYPE: B5
PWY-EDG-SM-P1-SQ-E-XX-350-40K (DIM TO 5%)

THE EDGE® Series

LED Parking Luminaire



CREE LIGHTING

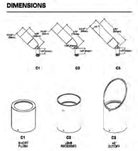
HYDREL

ASPEN LED
12V/120V LED

HIGHLIGHTS

- Accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents
- Suitable for wet locations
- Integral driver for 120V
- Dimmable with low voltage magnetic dimmer
- Tapered-sure lock
- Available in 80CRI and 90CRI
- 1,100lm

DIMENSIONS

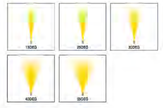


LUMEN PACKAGES

Delivered Lumens	445	522	629	445	374	439	529	629	445	522	629
Watts	5	6	7	5	5	6	7	7	5	6	7
LPW	82	87	91	78	71	81	89	92	88	92	89
Part Number	10565	10566	10567	10561	10562	10563	10564	10565	10560	10561	10562

Note: Information based on 4000K @ Ft. 4000K, 120 Watts with 12 cap and PLC less

STANDARD DISTRIBUTION



JOB: THE AVE TYPE: STE LELW-48-LED-8-40K-053L-UNV-B39-V68

LELW - LED Ellipse W

VISIONEERING by VISCOR

Project | Catalog #: | Type | Notes

Product Description
Specification-grade, surface-mounted ideally suited for multiple indoor applications including hallways, corridors and stairwells. Suitable for continuous row-mounting.

Features
- Unique ADA compliant design
- Shallow design
- Energy savings Bi-Level
- Available in 24 and 48 inch lengths
- 80+ CRI
- Standard: low voltage dimming (0-10V)

Applications
- Commercial Spaces
- Hallways
- Stairwells

Featured Options
- Microwave Occ Sensor
- Ultrasonic Occ Sensor
- Emergency Battery Pack

Optical System
Frosted extruded micro-grooved acrylic lens.

Mounting
Wall ring holes are provided for surface mounted applications. Continuous raceway and row-mounting capability.

Construction
CNC brake-formed, code gauge, steel housing and ends. Knockouts are provided for conduit attachment.

Finish
White, polyester powder painted housing.

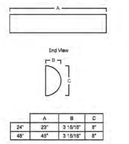
Electrical
Long life LEDs coupled with high efficiency drivers provide quality illumination. Rated to deliver L80 > 60,000 Hours. Supplied with dimmable drivers (0-10V).

Warranty
5 year limited warranty. For complete warranty terms visit http://www.visioneering4vision.com/Warranty.html

Approvals
Approved to CSA and UL standards. Tested in accordance to IESNA LM-79. Suitable for damp locations. DesignLights Consortium® Qualified.

Approvals

Dimensions



	A	B	C
24"	23"	3 15/16"	6"
48"	47"	3 15/16"	6"

Contact factory for guide for exact dimensions.

Visit viscor.com for complete warranty terms.

Phone: (403) 248-1291 | www.viscor.com | Specifications and data subject to change without notice. | 04/23/2021

VISCOR

JOB: THE AVE TYPE: EX 6-UEN-XM

Lightcraft

Simplicity™ Universal Edge-Lit Series

Single and double face, surface and recessed mount edge-lit exit sign

Construction
- High grade acrylic panel
- 6 inch EXIT lettering legend, available in red or green
- Field-selectable chevrons
- Satin aluminum housing
- Optional Improved Diagnostics

Mounting
- Universal mount model
- Double face acrylic panel with mirror background, field adaptable for single face
- Pivoting panel design allows for recessed, surface, wall or ceiling mount installation
- A rebounding mechanism allows the panel to be set in place from 0° to 180° for wall or sloped ceiling mounting
- Canopy included for surface wall, end or ceiling mount application
- Easy snap in backbox with securing trim plate allow for sheet rock ceiling installation
- Trim plate, 37 inch adjustable T-bar hangers and a junction box included for recessed application

Approvals
- UL 924 listed
- Damp location 50°F to 104°F (10°C to 40°C)
- Meets, NFPA101, (Life Safety Code) NFPA 70 NEC and OBH Illumination Standards

Warranty Subject to proper installation and maintenance.
Three-year full warranty
Detailed warranty terms located on page 166 of this catalog, or online at: www.lightcraftla.com

JOB: THE AVE TYPE: GE EXN-XX-EGLED-05L-T5W-XX-DIM-40-70CRI-BB-XX

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____

Excursion (EXN)

LED Parking Garage/Canopy Luminaire

OVERVIEW	
Lumen Package	5,000 - 11,000
Wattage Range	32 - 87
Efficacy Range (LPW)	122 - 144
Weight (lb/kg)	13.9 (6.3)

QUICK LINKS: Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 6lbs galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.6 lbs in carton.

Optical System
- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under voltage, short-circuit and over temperature protection. Custom current and voltage packages available.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz. Optional High Voltage 347/480VAC.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power kept constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system; ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1600 lumens during emergency mode.

Controls
- Optional: integral passive infrared Blue-tooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLinK™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation
- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up.

Listings
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Design.lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: THE AVE TYPE: G1E EXN-XX-EGLED-08L-T5N-XX-DIM-40-70CRI-BB-XX

Catalog # _____ Project _____
Prepared By: _____ Date: _____

Excursion (EXN)

LED Parking Garage/Canopy Luminaire

OVERVIEW	
Lumen Package	3,000 - 11,000
Wattage Range	32 - 87
Efficacy Range (LPW)	122 - 144
Weight (lb/kg)	13.9 (6.3)

QUICK LINKS: Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Precision die-cast aluminum housing and lens frame for durability and consistency.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Hinged 6lbs galvanized mounting bracket provided for ease of installation and maintenance.
- Luminaire is proudly manufactured in the U.S. of U.S. and Foreign parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Shipping weight: 13.6 lbs in carton.

Optical System
- Utilizes edge-lit technology providing best-in-class uniformity and excellent visual comfort with minimal glare.
- Optically clear acrylic light guide with tailored refractive distribution.
- Best in class high brightness LED's provide uniform light guide luminance with no dead spots.
- Choice of two high performance distributions: Type 5 Wide and Type 5 Narrow (a concentrated distribution for atrium and exit/egress applications).
- Uplight option adds 5% to the overall light output.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical
- High-performance programmable driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz. Optional High Voltage 347/480VAC.
- L70 Calculated Life: > 100k Hours (See Lumen Maintenance Chart).
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: > 90
- Input power kept constant over life.
- High-efficacy LEDs with integrated circuit board mount directly to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system; ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1600 lumens during emergency mode.

Controls
- Optional: integral passive infrared Blue-tooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLinK™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details)

Installation
- Standard mounting is a rigid 3/4" pendant mount or direct surface mount to a 4" (102mm) octagon box (box by others).
- Accessory Wall Mount Arm available for interior wall surfaces or covered damp locations.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up.

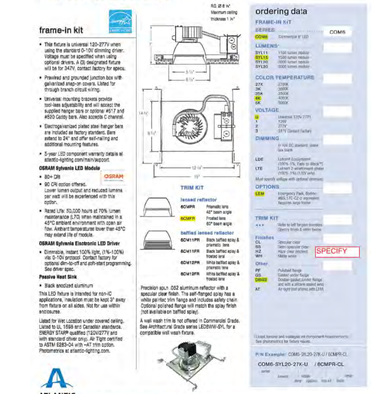
Listings
- Listed to UL 1598 and UL 8750
- Meets Buy American Act requirements.
- State of California Title 24 compliant.
- Suitable for covered damp location applications.
- 3G rated for ANSI C136.31 high vibration applications (Direct Mount only).
- Design.lights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

JOB: THE AVE TYPE: AE COM6-SYL15-4K-U-LEM / 6CMFR-XX-DBGS

RECESSED

Commercial

LED 6" lensed
1100, 1500, 2000 or 3000 lumens



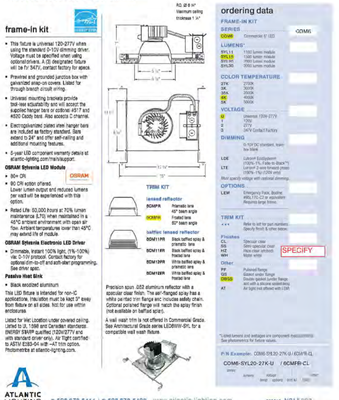
ATLANTIC LIGHTING T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com 060814 NP17-002

JOB: THE AVE TYPE: A COM6-SYL15-4K-U / 6CMFR-XX-DBGS

RECESSED

Commercial

LED 6" lensed
1100, 1500, 2000 or 3000 lumens



ATLANTIC LIGHTING T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com 060814 NP17-002

COASTAL OPERATIONS
LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FLORIDA 33301
P: 954.266.8932
FIRM LICENSE: FL LA 6667411
WWW.COASTAL-OPS.COM

PROJECT LOCATION:
3058-3064 NORTH ANDREWS AVENUE
WILTON MANORS, FLORIDA 33334

PROJECT CLIENT(S) | OWNER(S):
THE AVE
888 SOUTHEAST 3RD AVENUE
SUITE 500
FORT LAUDERDALE, FLORIDA 33316

PROJECT ARCHITECT(S) | ENGINEER(S):

ARCHITECTS
FSMY ARCHITECTS + PLANNERS
888 SOUTH ANDREWS AVENUE, SUITE 300,
FORT LAURADALE, FL 33316
PH: 954-764-6575
CONTACT: ROB ORCUTT / RORCUTT@FSMYARCH.COM

CIVIL ENGINEERING
FLYNN ENGINEERING
241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FLORIDA 33308
PH: 954-522-1004
CONTACT: BLAKE KIDWELL
BKIDWELL@FLYNNENGINEERING.COM

LANDSCAPE ARCHITECT
COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC
614 SOUTH FEDERAL HIGHWAY (US1), SUITE #2
FORT LAUDERDALE, FL 33301
PH: 954-266-8932
FIRM LICENSE: LA6667411 (FLORIDA)

PROJECT NAME:
THE AVE

PROFESSIONAL SEAL(S):

REGISTERED LANDSCAPE ARCHITECT · TRAVIS MICHAEL HARRISON · LA 6667411 · STATE OF FLORIDA

Digitally signed by TRAVIS M HARRISON
Date: 2022.09.18 18:39:09 -04'00'

1	5.27.2022	CITY COMMENTS
2	8.02.2022	CITY COMMENTS
3	9.20.2022	CITY COMMENTS
	DATE	DESCRIPTION

SHEET ISSUE / REVISION LOG

CONFIDENTIALITY NOTICE:
The drawing and information contained within is property of COASTAL OPERATIONS LANDSCAPE ARCHITECTURE LLC and is intended only for the parties indentified above or of governmental position(s). This plan may not be reproduced without written permission from the Project Manager or Representative of this project.

Project ID: 2022-10
Print Date: September 20, 2022
Scale: As Indicated
Drawn By: TH

Sheet Title:

LANDSCAPE LIGHTING SPECIFICATIONS

LL-101

1 2 3