

PROPOSED MULTIFAMILY MIXED USED FOR:

" 2916 INVESTMENTS LLC . "

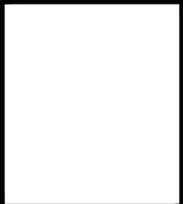
2916-2980 N ANDREWS AVENUE
WILTON MANORS, FLORIDA 33311

REVISION	BY:
4	12/11/2023 M.J.G.
3	03/18/2024 M.J.G.
2	04/16/2024 M.J.G.

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FLORIDA REGISTRATION
AR NO. 0007957



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2916 INVESTMENTS LLC .
2916-2980 N ANDREWS AVENUE
WILTON MANORS, FL 33311



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	DEC. 2021
SCALE	AS NOTED
JOB. NO.	21-054
A-0	
OF 1	SHEETS



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CASE #: SP-22-013

PROJECT TEAM

ARCHITECT:

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CIVIL ENGINEER:

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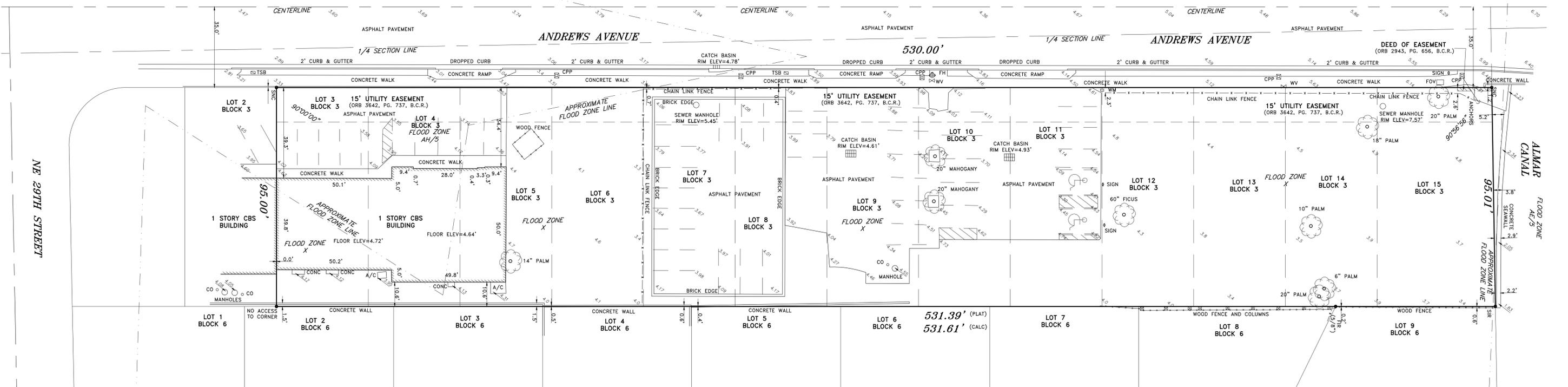
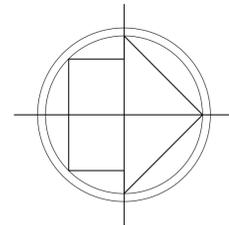
LANDSCAPE ARCHITECT:

KIMBERLY MOYER, RLA
LICENSE NO. LA0000952

k.moyerla@gmail.com
Phone (954) 592-3695

SKETCH OF SURVEY

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125156
PANEL NUMBER	0367 H
ZONE	X / AH
BASE FLOOD ELEV	N/A / 5
EFFECTIVE DATE	08/18/14



- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 769237 A1 WITH AN EFFECTIVE DATE OF 10/10/2019 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1821 ELEVATION= 7.36" (NAVD88)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
-E-	OVERHEAD UTILITY WIRES
A/C	AIR CONDITIONER
WPP	WOOD POWER POLE
CO	CLEAN OUT
WV	WATER VALVE
FH	FIRE HYDRANT
CPP	CONCRETE POWER POLE
WM	WATER METER
4.83	ELEVATIONS
FOV	FIBER OPTIC VAULT

REVIEW OF SCHEDULE B-II

- ALL MATTERS CONTAINED ON THE PLAT OF ALMAR ESTATES RESUBDIVISION, AS RECORDED IN PLAT BOOK 32, PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- RESOLUTION CONTAINED IN INSTRUMENT RECORDED IN O.R. BOOK 149, PAGE 1, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- DEED OF EASEMENT TO CITY OF WILTON MANORS, FLORIDA, RECORDED IN O.R. BOOK 2943, PAGE 656, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- UTILITY EASEMENT TO CITY OF WILTON MANORS, FLORIDA, RECORDED IN O.R. BOOK 3642, PAGE 737, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

LAND DESCRIPTION:

LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 3 OF "ALMAR ESTATES RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 36 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

2916 INVESTMENTS LLC
OPTIMUMBANK
COLONIAL TITLE OF PLANTATION, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 02/23/23

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
2916 INVESTMENTS LLC

2916-2980 N ANDREWS AVENUE
WILTON MANORS, FLORIDA 33311

SKETCH OF SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	10/09/19	DATA/COLL	AM	REC
ADDED CERTIFICATION AND REVIEWED TITLE	10/21/19	-----	AM	REC
UPDATE SURVEY	02/23/23	SKETCH	JD	REC

PROJECT NUMBER: 9077-19
SCALE : 1" = 20'

SHEET
1 OF 1
SHEET

LEGAL DESCRIPTION:
LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
AND 15, BLOCK 3 OF "ALMAR ESTATES
RESUBDIVISION", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 32,
PAGE 36 PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

SETBACK TABLE N. ANDREWS AVENUE TOCW ON A PRIMARY STREET

	REQUIRED	PROVIDED
STREETSCAPE FRONTAGE SETBACK	5 FEET	5 FEET
PEDESTRIAN REALM FRONTAGE	8 FEET	8 FEET
URBAN FORM DESIGN STANDARDS	(W) FRONT	8 FEET TIER 1 8'-0"
	(N) INTER SIDE	15 FEET INTERIOR 15'-0"
	(S) INTER SIDE	15 FEET INTERIOR 15'-0"
	(E) REAR	30 FEET REAR 30'-0"

GREEN BUILDING TABLE POINTS

MINIMUM OF 14 POINTS AS PER SECTION 170-050 OF THE LAND DEVELOPMENT CODE.		
ELECTRIC VEHICLE CHARGING STATIONS ABOVE THE REQUIRED MINIMUM NUMBERS. 2 POINTS PER EACH EXTRA STATION.	4 POINTS	4 POINTS
WHITE ROOF.	4 POINTS	4 POINTS
COOL PAVEMENT. SOLAR REFLECTIVITY OF 20% HIGHER THAN THE 5-10% OF DARK ASPHALT. PAVEMENT WILL BE LIGHT CONCRETE.	4 POINTS	4 POINTS
ENERGY STAR APPLIANCES AND EQUIPMENT.	4 POINTS	4 POINTS
TOTAL POINTS = 16 POINTS		

SITE DATA:

ZONING:	TOCW
LAND USE:	TRANSIT ORIENTED CORRIDOR
FLOOD ZONE:	X / AH / 5
PROPOSED UNITS:	FIFTY FOUR (54) RESIDENTIAL, THREE STORY APARTMENTS (1 BED / 1 BATH)
SEWER PROVIDER:	CITY OF WILTON MANORS
WATER PROVIDER:	CITY OF WILTON MANORS
GARBAGE PROVIDER:	SANITATION BY COASTAL WASTE & RECYCLING, INC.
BUILDING HEIGHT:	MAX. 40 FT. / 3 STORY ALLOWED
BUILDING HEIGHT PROVIDED:	39'-8" (T.O. ROOF DECK)
MINIMUM UNIT SIZE PROVIDED:	687 SQ.FT.
GROSS LOT AREA INCLUDING 1/2 OF R.O.W.:	68,967.07 SQ. FT. OR 1.58 ACRES
NET LOT AREA WITHIN PROPERTY LINES:	50,428.41 SQ. FT. OR 1.16 ACRES
BUILDINGS FOOTPRINT & COVERED V.U.A.:	27,931.86 SQ. FT. OR 55.40 % OF NET SITE
EXPANDED CONC. SIDEWALKS:	2,266.09 SQ. FT. OR 4.50 % OF NET SITE
OPEN PLAZA (NOT UNDER BLDG.):	402.66 SQ. FT. OR 0.80 % OF NET SITE
PATIO (NOT UNDER BLDG.):	251.39 SQ. FT. OR 0.50 % OF NET SITE
V.U.A. AREA (NOT UNDER BLDG.):	269.91 SQ. FT. OR 0.53 % OF NET SITE
PARKING AREA (NOT UNDER BLDG.):	6,079.43 SQ. FT. OR 12.05 % OF NET SITE
POOL AREA (NOT UNDER BLDG.):	435.00 SQ. FT. OR 0.86 % OF NET SITE
POOL DECK & BBQ AREA (NOT UNDER BLDG.):	1,573.42 SQ. FT. OR 3.12 % OF NET SITE
POOL TOILET ROOM (NOT UNDER BLDG.):	108.00 SQ. FT. OR 0.21 % OF NET SITE
POOL EQUIP./TRANS. SLAB (NOT UNDER BLDG.):	74.94 SQ. FT. OR 0.15 % OF NET SITE
LANDSCAPE AREA REQUIRED (PERVIOUS AREA):	NONE
LANDSCAPE AREA PROVIDED (PERVIOUS AREA):	11,035.71 SQ. FT. OR 21.88 % OF NET SITE
IMPERVIOUS AREA:	50,428.41 - 11,035.71 = 39,392.70 SQ. FT. OR 78.12 % OF NET SITE
LOT F.A.R (NOT INCLUDING PARKING):	(3,372 + 20,352 + 20,352) = 44,076 SQ. FT.
	44,076 SQ. FT. / 50,428.41 SQ. FT. = 0.87
DENSITY ALLOWED (PER GROSS LOT):	60 UNITS/ACRE = 60 UNITS/1.58 ACRES = 94 UNITS/ACRE
DENSITY PROVIDED:	54 UNITS

NOTE:

BUILDING TO BE PROVIDED WITH AUTOMATIC FIRE SUPPRESSION SYSTEM.

BUILDING DATA

OCCUPANCY GROUP:
TYPE II (RESIDENTIAL)
AS PER F.B.C. - 7th. EDITION (2020)

TYPE OF CONSTRUCTION:
TYPE III-B. (UNPROTECTED)
AS PER F.B.C. - 7th. EDITION (2020)

BLDG. LIVING AREAS:

2ND. FL. LIVING AREAS	20,181 SQ. FT.
3RD. FL. LIVING AREAS	20,181 SQ. FT.
TOTAL LIVING AREAS =	40,362 SQ. FT.

BLDG. COMMON AREAS:

1ST. FL. RESTAURANT/RETAIL/COMMERCIAL	536+782+582= 1,900 SQ. FT.
1ST. FL. COVERED SIDEWALK	2,346 SQ. FT.
1ST. FL. FOYER, ELEV. & STAIR	1,160 SQ. FT.
1ST. FL. DUMSTER	290 SQ. FT.
2ND. FL. FOYER, STORAGE, ELEV. & STAIR	1,406 SQ. FT.
2ND. FL. GYM	360 SQ. FT.
2ND & 3RD. CORRIDOR	2,430 SQ. FT.
3RD. FL. FOYER, STORAGE, ELEV. & STAIR	1,406 SQ. FT.
3RD. FL. GYM	360 SQ. FT.
2ND & 3RD. CORRIDOR	2,430 SQ. FT.

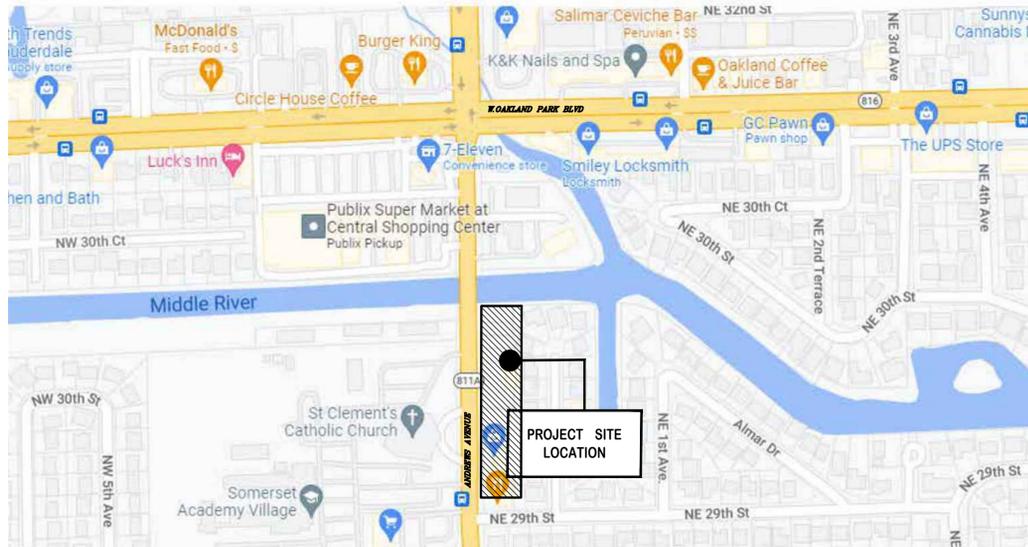
PARKING ANALYSIS STATEMENT PER SECTION 135-040

TOTAL (Y) BEDROOM/(1) BATH APARTMENTS = 54 UNITS	
(RESTAURANT/COMMERCIAL) TOTAL SQ.FT. = 782+582+536 = 1,900 SQ.FT.	
PARKING SPACES REQUIRED:	1.5 PER UNIT = 54 X 1.5 = 81 SPACES
	3/1,000 RESTAURANT/COMMERCIAL = 3/1,900 = 6 SPACES
TOTAL PARKING REQUIRED = 87 SPACES	
HANDICAP PARKING REQUIRED:	1 PER RESTAURANT/RETAIL/COMMERCIAL = 1 SPACES
	2% OF MULTIFAMILY = 2% OF 54 = 1.08 = 2 SPACES
TOTAL HANDICAP PARKING REQUIRED = 3 SPACES	
TOTAL REQUIRED SPACES = 90 SPACES	
PARKING SPACES PROVIDED:	69 STANDARD PARKING SPACES (PLUS 3 H.C.) = 72 SPACES
PARKING SPACES REQUIRED LESS PARKING SPACES PROVIDED: 90-72 = 18 SPACES	
TOTAL PROVIDED SPACES = 72 SPACES	
LOADING ZONES REQUIRED:	2 LOADING ZONE
LOADING ZONES PROVIDED:	2 LOADING ZONE
BIKE RACKS REQUIRED:	10 FOR RESIDENTIAL UNITS & 6 PER NON-RESIDENTIAL = 16 RACKS
BIKE RACKS PROVIDED:	12 FOR RESIDENTIAL UNITS & 8 PER NON-RESIDENTIAL = 20 RACKS
ELECTRICAL CHARGING REQUIRED:	5 ELECT. CHARGING
ELECTRICAL CHARGING PROVIDED:	7 ELECT. CHARGING (4 POINTS PER 2 EXTRA GREEN BUILDING POINTS.)

7 LEGAL DESCRIPTION

6 SETBACKS DATA

5 GREEN BUILDING TABLE POINTS



4 LOCATION MAP



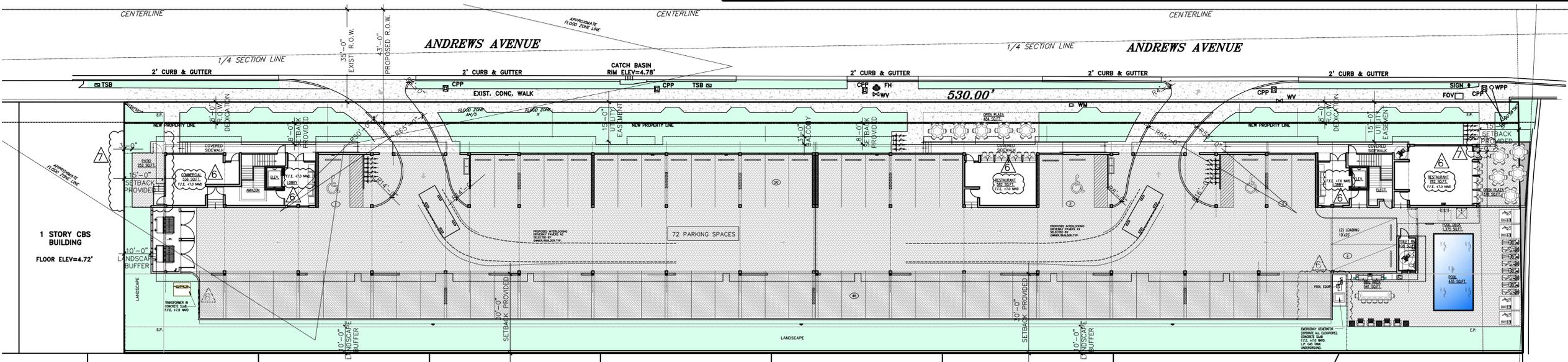
CANTILEVER BALCONIES ENCR OACH 3 FEET MAX. INTO REQUIRED YARD SETBACK.

NOTES:

- 1-PROVIDED VIDEO SURVEILLANCE SYSTEMS BE INSTALLED THROUGHOUT THE PROPERTY TO INCLUDE COMMON AREAS.
- 2-PROVIDED VIDEO SURVEILLANCE CAMERAS WITH THE CAPABILITY OF CAPTURING VEHICLE DESCRIPTIONS, OCCUPANTS AND LICENSE PLATES, AND PEDESTRIAN ACTIVITIES AT ALL ENTRANCES AND EXITS SHOULD BE INSTALLED.
- 3-THE PROPERTY OWNER JOIN BSOS REAL TIME CRIME CENTER'S PUBLIC PRIVATE PARTNERSHIP THAT LOOKS TO ENHANCE LAW ENFORCEMENT'S REAL TIME CRIME SOLUTIONS.
- 4-ELECTRIC POLES TO BE INSTALLED AT THE EXTREME NE, SE, NW AND SW CORNERS OF THE PROPERTY FOR FUTURE USE BY THE PD FOR PUBLIC SAFETY TECHNOLOGY OR OTHER PUBLIC SAFETY INNOVATIONS/REASONS. THE POLE SHALL BE A MINIMUM 10 FEET ABOVE GROUND.
- 5-PROVIDE A RECORDED INDEMNITY AGREEMENT WITH THE UTILITIES.
- 6-EACH ELECTRICAL VEHICLES CHARGING SPACES NEEDS A SIGN POSTED "VEHICLE CHARGING STATION".

3 BUILDING DATA

2 SITE DATA



1 PROPOSED SITE PLAN



REVISION	BY:
1	02/13/2023 M.J.G.
2	07/26/2023 M.J.G.
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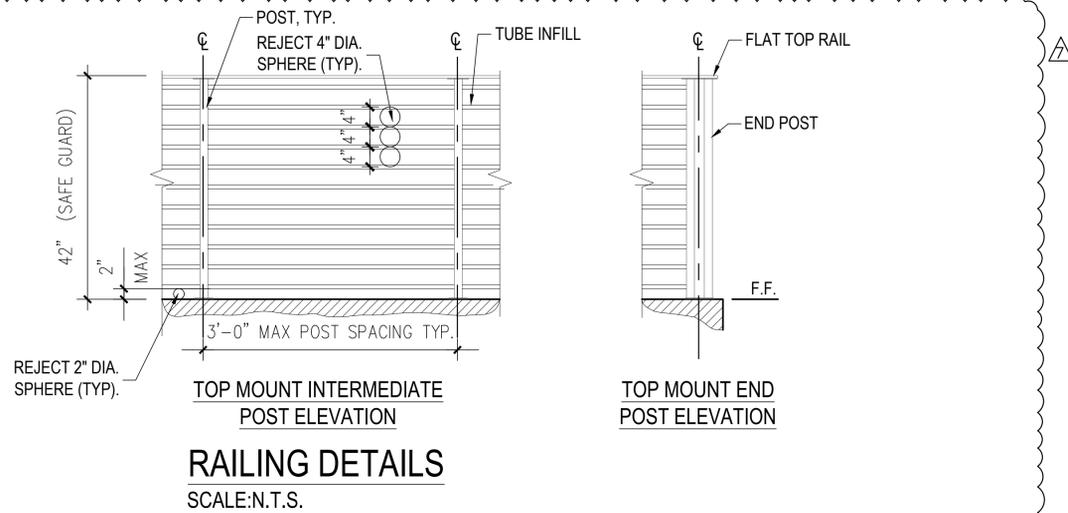
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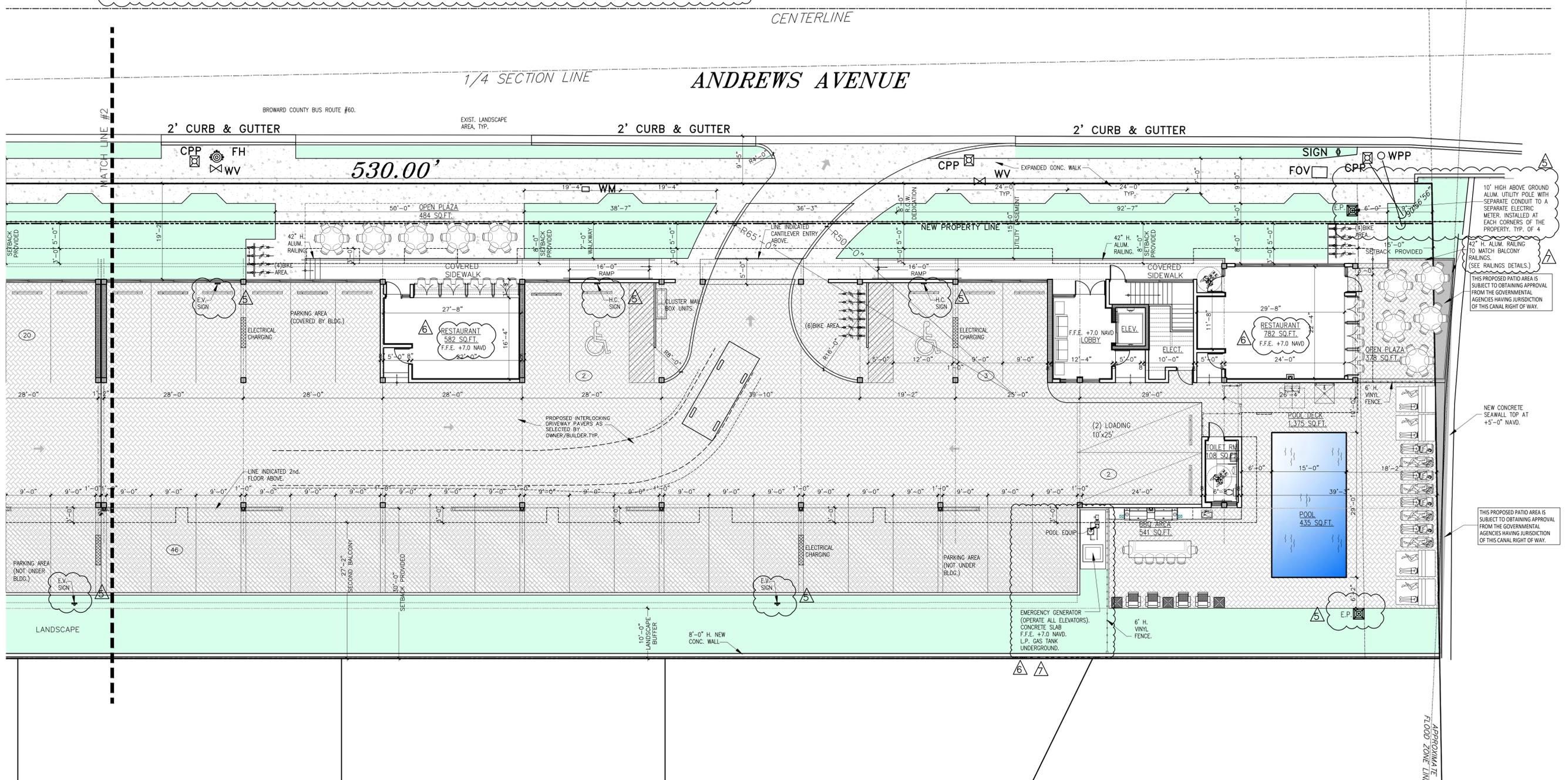
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SP-1.0
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CANTILEVER BALCONIES ENCR OACH 3 FEET MAX. INTO REQUIRED YARD SETBACK.



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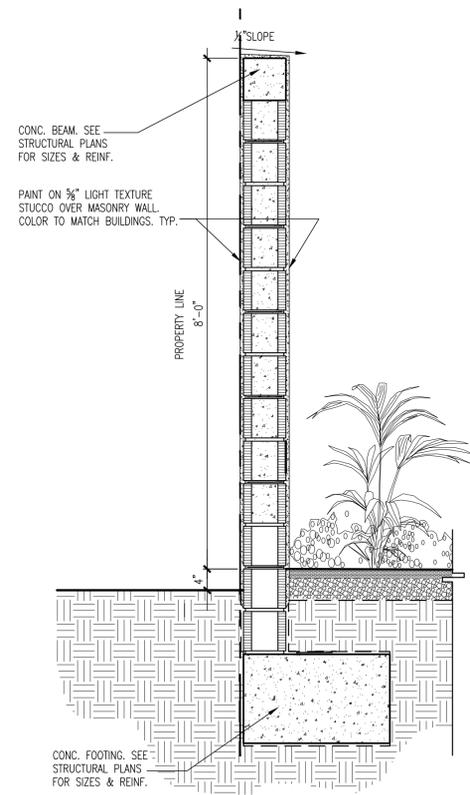
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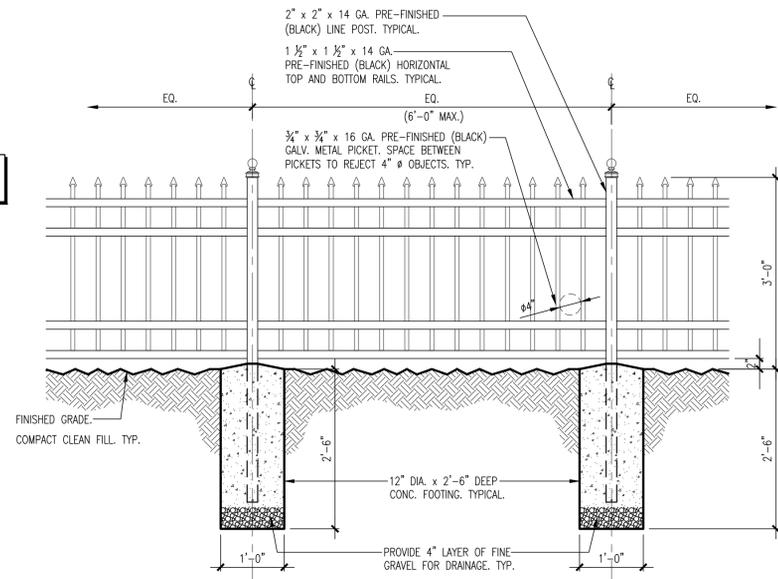
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SP-1.2
 OF 1 SHEETS

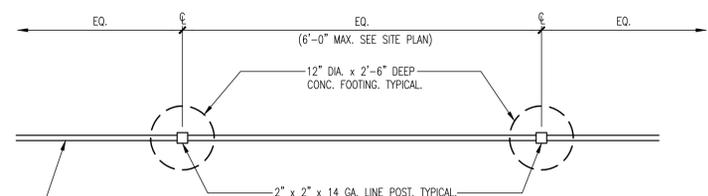
1 ENLARGED NORTH SIDE - SITE PLAN NORTH
 SCALE: 1" = 10'-0"



5 TYP. WALL DETAIL
SCALE: 3/4" = 1'-0"

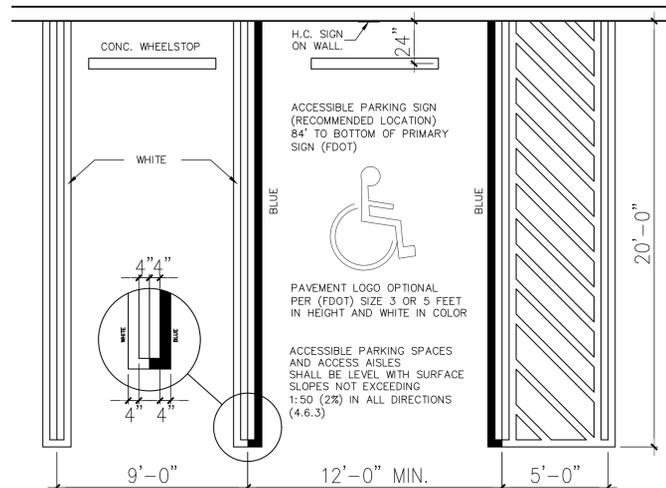


TYP. SECTION

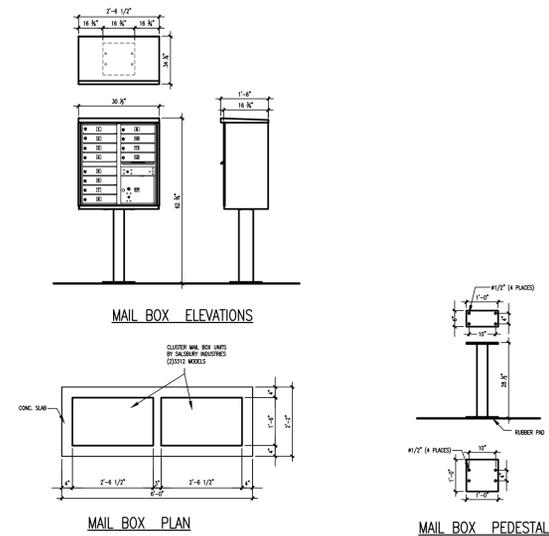


PLAN VIEW. TYP.

1 3'-0" H. ALUM. FENCE DETAIL
SCALE: 3/4" = 1'-0"



4 ACCESSIBLE PARKING DETAIL
SCALE: 1/4" = 1'-0"

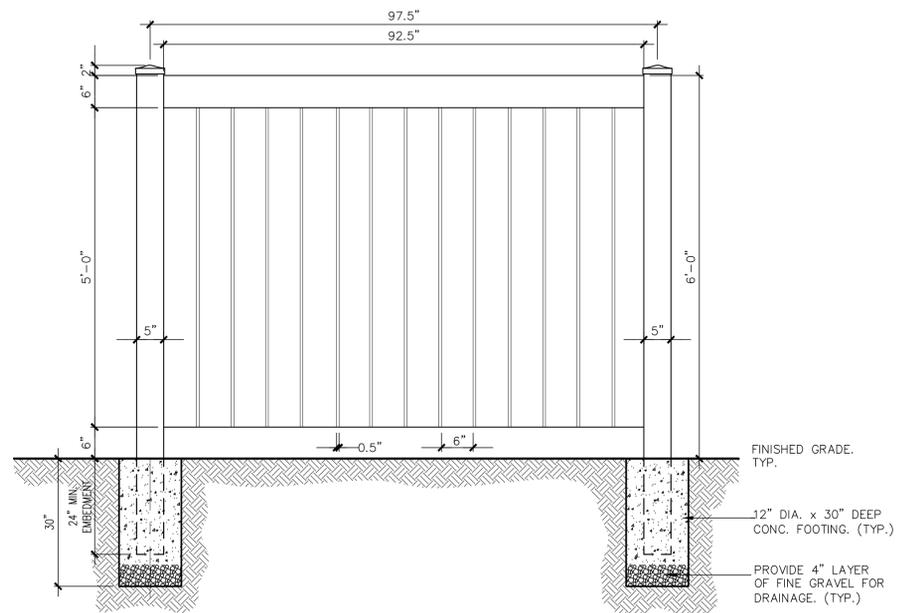


3 CLUSTER MAIL BOX UNITS DETAIL
SCALE: 3/8" = 1'-0"

ALL FENCE DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. A SEPARATE PERMIT IS REQUIRED FOR FENCE.

GENERAL NOTES:

1. ALL ILLUSIONS VINYL PRIVACY FENCES PANEL ARE ASTM F964-09 COMPLIANT.
2. WHITE COLOR VINYL WOODBOND.
3. INCLUDES METAL REINFORCEMENT BOTTOM RAIL.
4. POST CAP FLAT - V55FO MODEL.

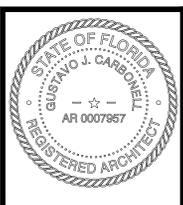


2 6'-0" H. HORIZONTAL VINYL FENCE DETAIL
SCALE: 3/4" = 1'-0"

REVISION	BY:

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N. E. 14th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects
FLORIDA REGISTRATION NO. 0007857

PROPOSED MULTIFAMILY MIXED USED FOR:
2916 INVESTMENTS LLC.
2916-2980 N ANDREWS AVENUE
WILTON MANORS, FL 33311



DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	DEC. 2021
SCALE	AS NOTED
JOB. NO.	21-054

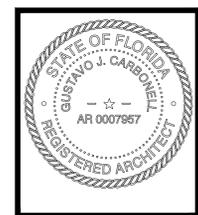
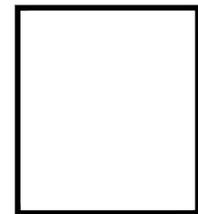
SP-2.0
OF 1 SHEETS

REVISION	BY:
4	12/11/2023
	M.J.G.

GUSTAVO J. CARBONELL, P.A.
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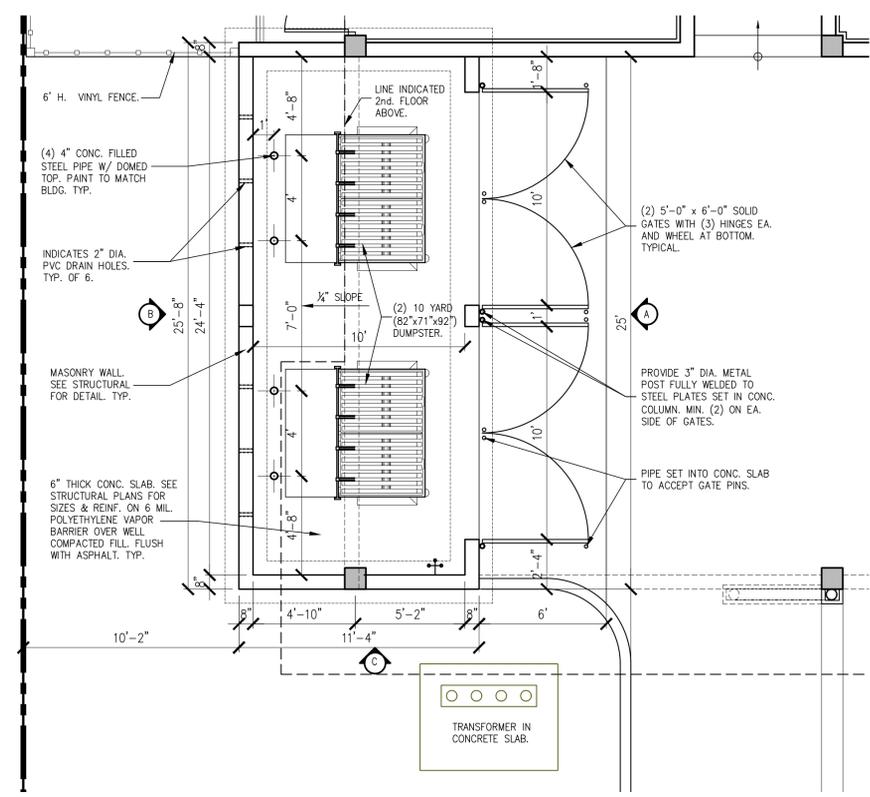
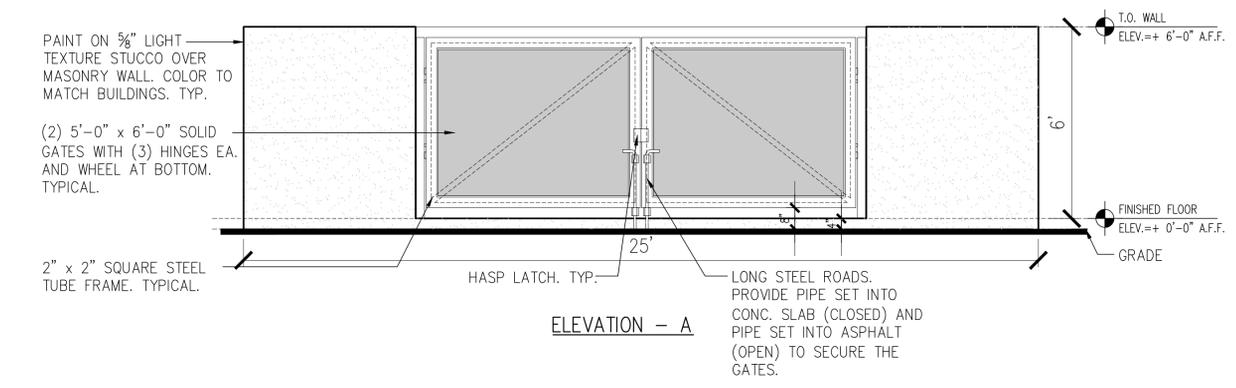
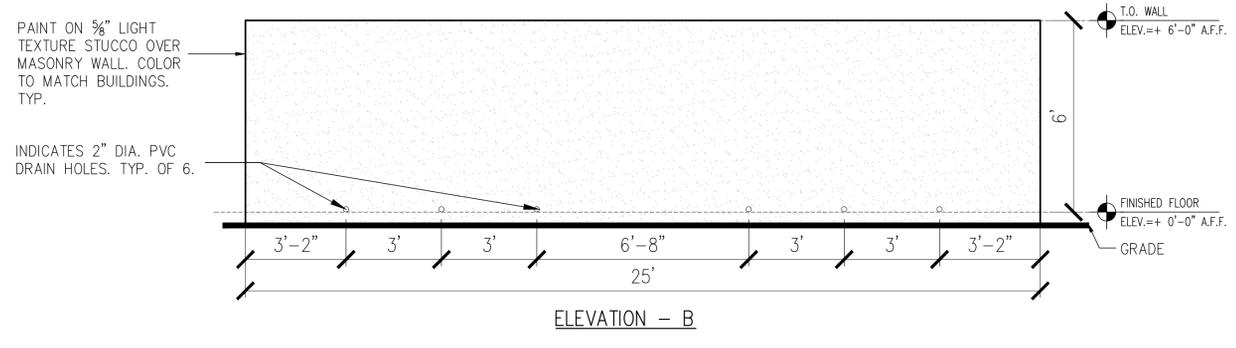
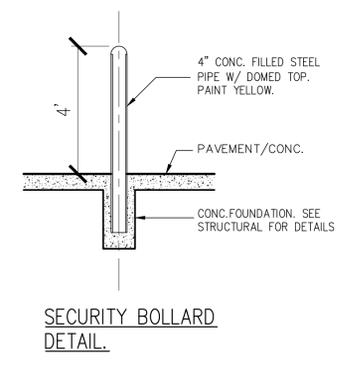
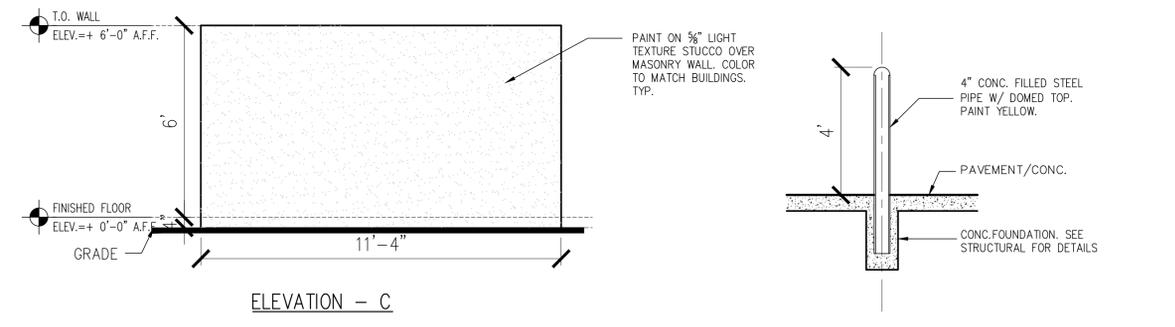


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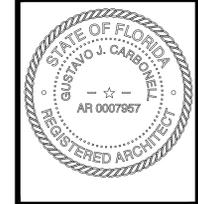
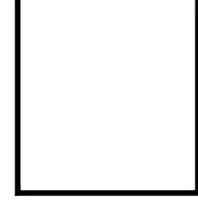
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 OF 1 SHEETS



REVISION	BY:
4	12/11/2023
	M.J.G.

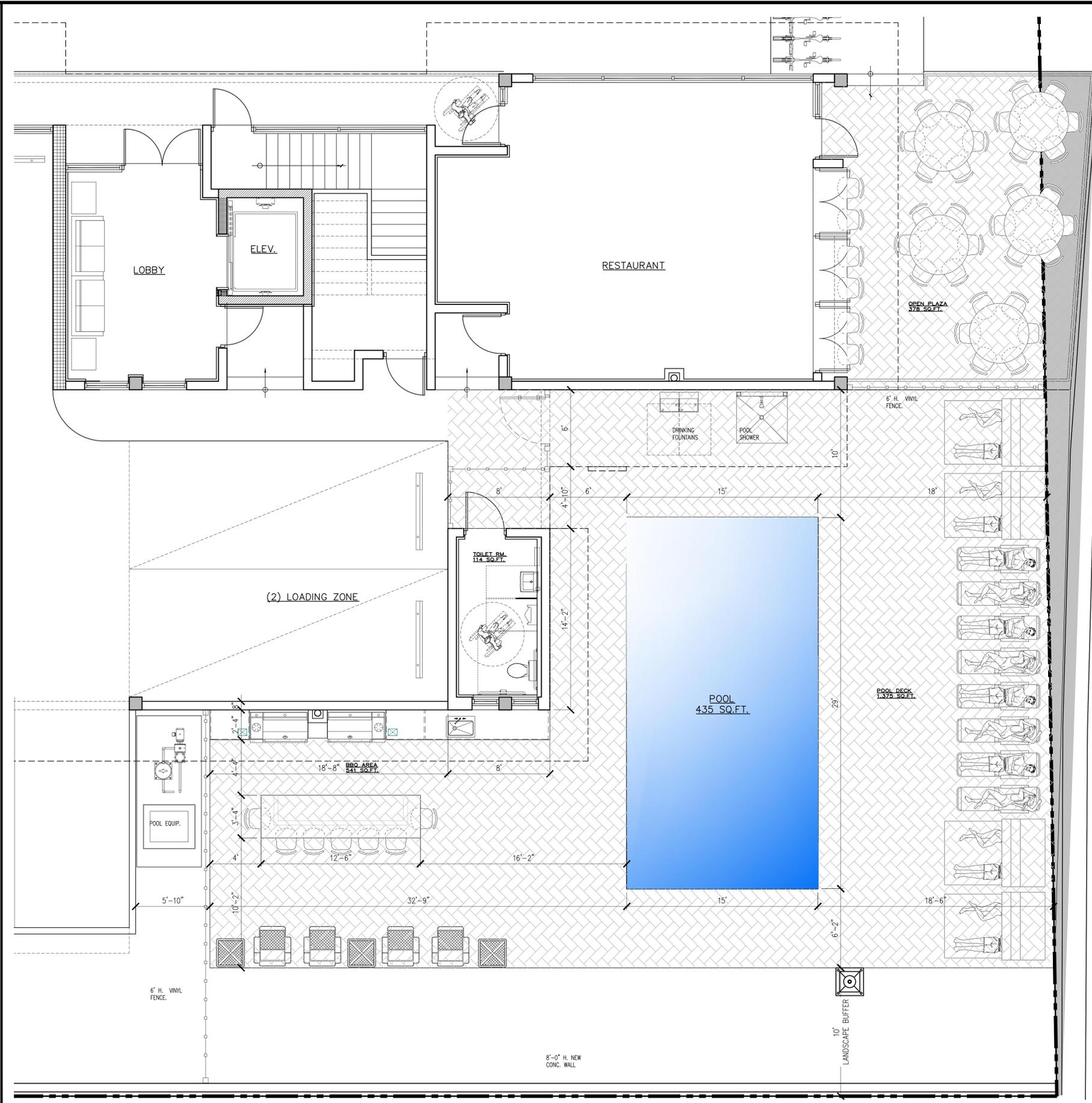
GUSTAVO J. CARBONELL, P.A.
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PROPOSED MULTIFAMILY MIXED USED FOR:
2916 INVESTMENTS LLC.
 2916-2980 N ANDREWS AVENUE
 WILTON MANORS, FL 33311



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JOB. NO.	21-054

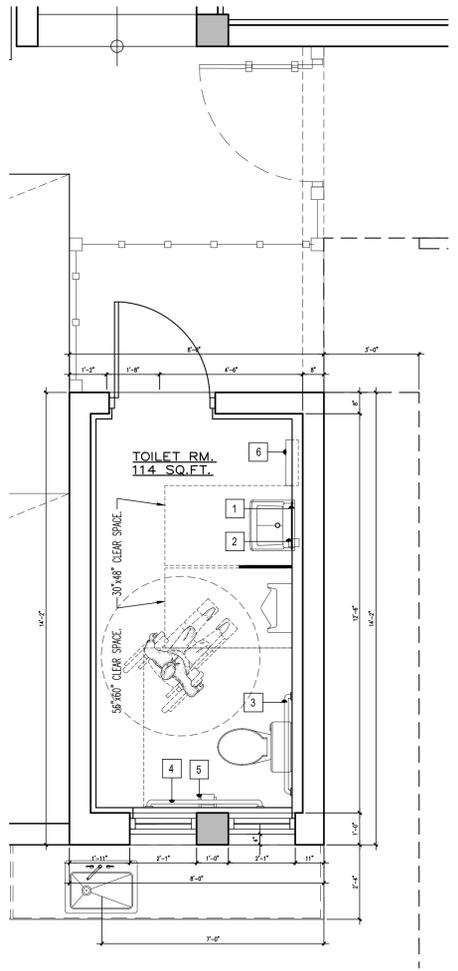
SP-2.2
 OF 1 SHEETS



ALMAR CANAL

- TOILET ROOM**
- 16" x 30" MIRROR.
 - SURFACE MOUNTED SOAP DISPENSER.
 - STRAIGHT GRAB BAR 36" L X (1'-1 1/2") ADA APPROVED. TOP AT 36" A.F.F.
 - STRAIGHT GRAB BAR 42" L X (1'-3 1/4") ADA APPROVED. TOP AT 36" A.F.F.
 - SINGLE TOILET PAPER DISPENSER.
 - RECESSED MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE.
 - 1" THICK STAINLESS STEEL INTERIOR PARTITION (12" A.F.F. - 7'-0" HT. MAX.) AS SELECTED BY OWNER.
 - 4 1/4" POOL SHOWER AS SELECTED BY OWNER.
 - (2) WALL MOUNTED DRINKING FOUNTAIN AS SELECTED BY OWNER.
 - (2) STAINLESS STEEL B.B.Q AS SELECTED BY OWNER.
 - STAINLESS STEEL BUILD-IN SINK WITH COVER AND FAUCET, ADA COMPLIANT AS SELECTED BY OWNER.

NOTE:
 1. WALLS IN ALL TOILET ROOMS MUST BE IMPERVIOUS TO A HEIGHT OF AT LEAST 4' ABOVE THE FLOOR PER 443.3.5.5, F.B.C.
 2. FLOOR BASE IN TOILET ROOMS MUST BE SMOOTH, HARD AND NON-ABSORBENT PER 1201.1 F.B.C.
 3. ALL BATHROOM ACCESSORIES SUPPLIED AND INSTALLED BY OWNER.



2 ENLARGED TOILET ROOM FLOOR PLAN
 SCALE: 3/8" = 1'-0"

1 POOL AREA FLOOR PLAN
 SCALE: 1/4" = 1'-0"



SOUTH SIDE COMMERCIAL (NW 29th St.)

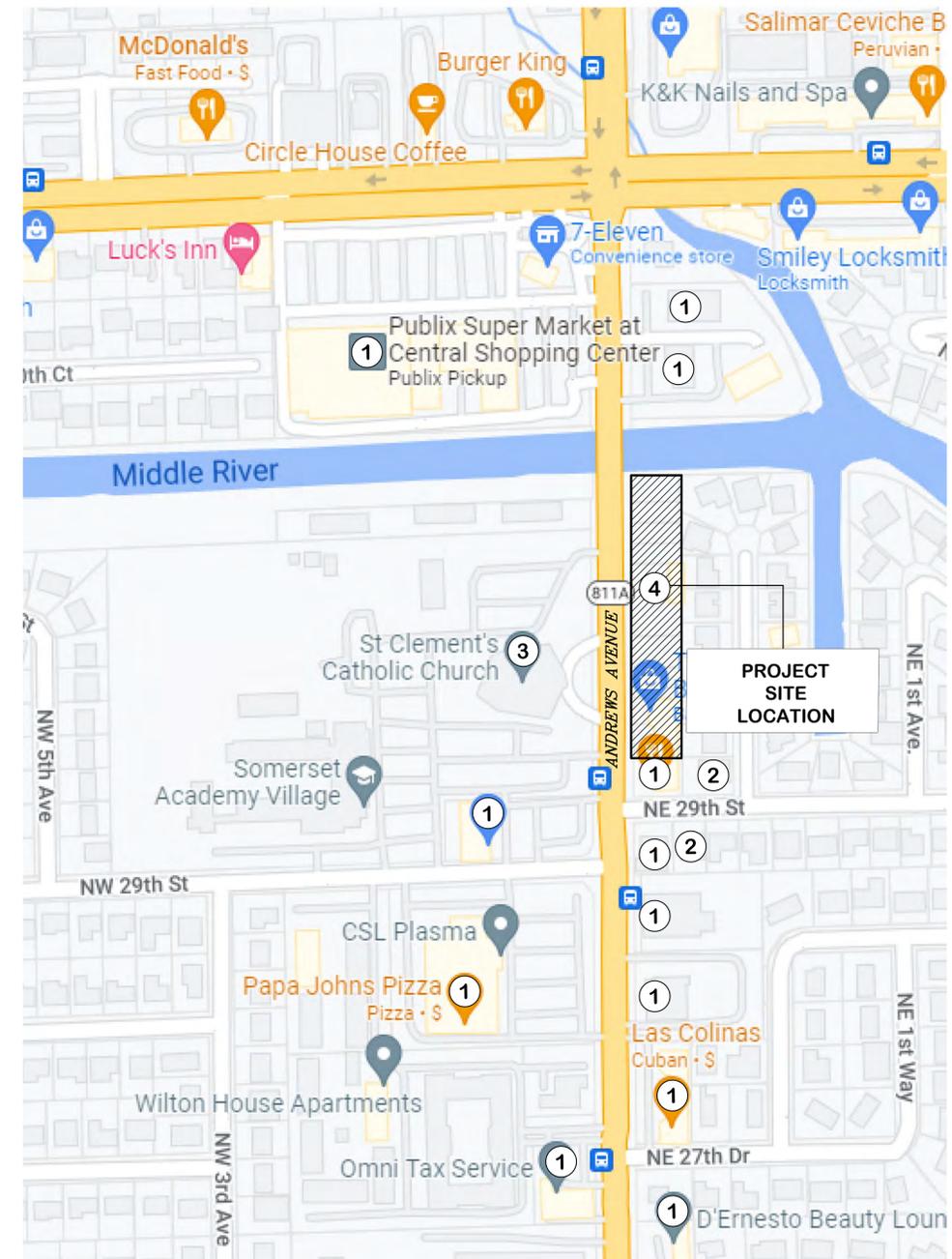


SOUTH SIDE COMMERCIAL (NW 29th St.)



NORTH SIDE BRIDGE (ANDREWS AVENUE)

NUMBER	TYPE
①	1 STORY COMMERCIAL
②	1 STORY SINGLE FAMILY HOME
③	1 STORY CHURCH
④	SITE LOCATION



REVISION	BY:

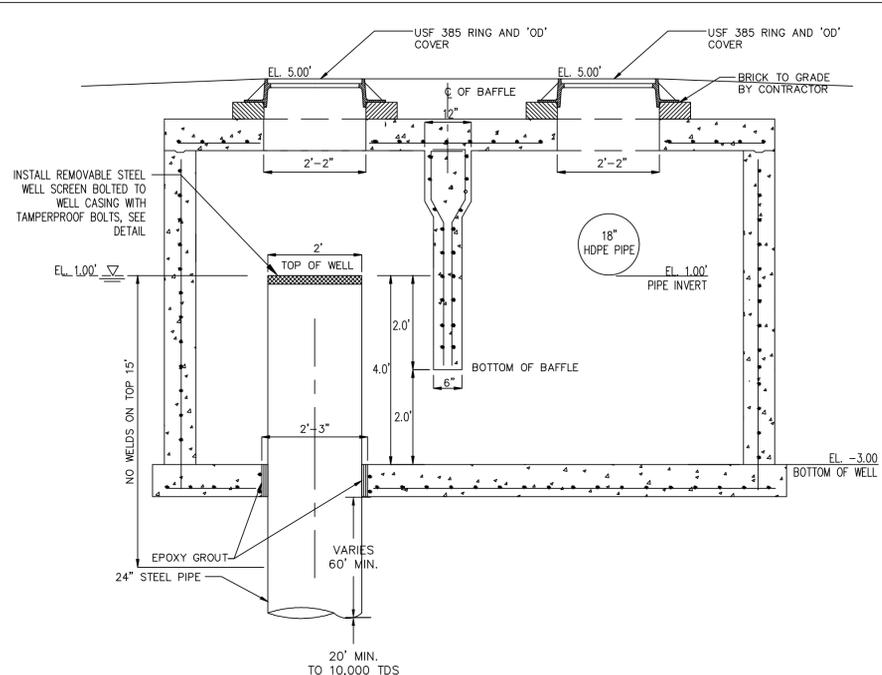
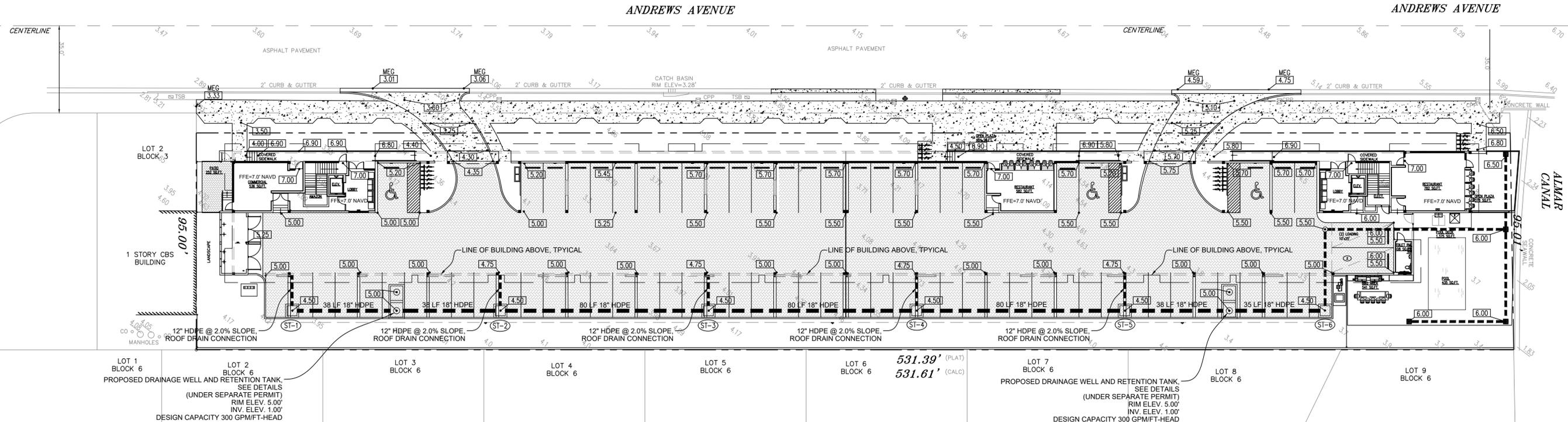
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PROPOSED MULTIFAMILY MIXED USED FOR:
2916 INVESTMENTS LLC.
 2916-2980 N ANDREWS AVENUE
 WILTON MANORS, FL 33311



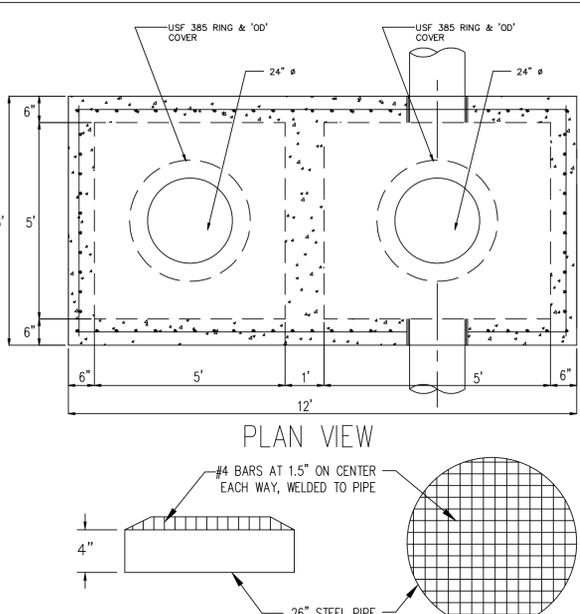
DRAWN M.J.G.
 CHECKED G.J.C.
 DATE DEC. 2021
 SCALE AS NOTED
 JOB NO. 21-054

SP-3.0
 OF 1 SHEETS



DRAINAGE WELL AND RETENTION TANK SECTION

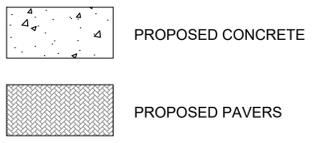
GENERAL DETAILS:
1-PROVIDE SHOP DRAWINGS OF STRUCTURES.
2-PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
3-REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
4-ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
5-NO WELDS ON THE TOP 15 FEET OF THE WELL CASING ARE ALLOWED.
6-GRATE TO BE CORROSION RESISTANT IN A SALT WATER ENVIRONMENT.



WELL SCREEN DETAIL

PROPOSED DRAINAGE STRUCTURES				
NO.	TYPE	ELEVATIONS		
		GRATE	INVERT	BOTTOM
ST-1	TYPE "J" 5' SQUARE INLET	4.50	1.00	-2.50
ST-2	TYPE "J" 5' SQUARE INLET	4.50	1.00	-2.50
ST-3	TYPE "J" 5' SQUARE INLET	4.50	1.00	-2.50
ST-4	TYPE "J" 5' SQUARE INLET	4.50	1.00	-2.50
ST-5	TYPE "J" 5' SQUARE INLET	4.50	1.00	-2.50
ST-6	TYPE "J" 5' SQUARE INLET	4.50	1.00	-2.50

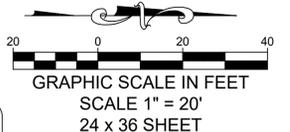
NOTES:
1. "J" = 5' SQUARE INLET STRUCTURE BOTTOMS PER FDOT INDEX 425-010, WITH CAST IRON INLET TOP PER FDOT INDEX 425-024.
2. INSTALL BAFFLES (FDOT INDEX 443-002) IN EACH DRAINAGE INLET OVER OUTLET PIPE TO EXFILTRATION TRENCH.
3. NEW STORM PIPING SHALL BE ADS N-12 HDPE



SITE LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED DRAINAGE INLET STRUCTURE
MEG	MATCH EXISTING GRADE
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	STRUCTURE NUMBER
	PROPOSED STORM PIPING

REFER TO ARCHITECTURAL SITE PLAN FOR SURFACES, GEOMETRIC INFORMATION AND OTHER SITE PLAN ELEMENTS.

ALL GRADE ELEVATIONS ARE IN NAVD88 DATUM.



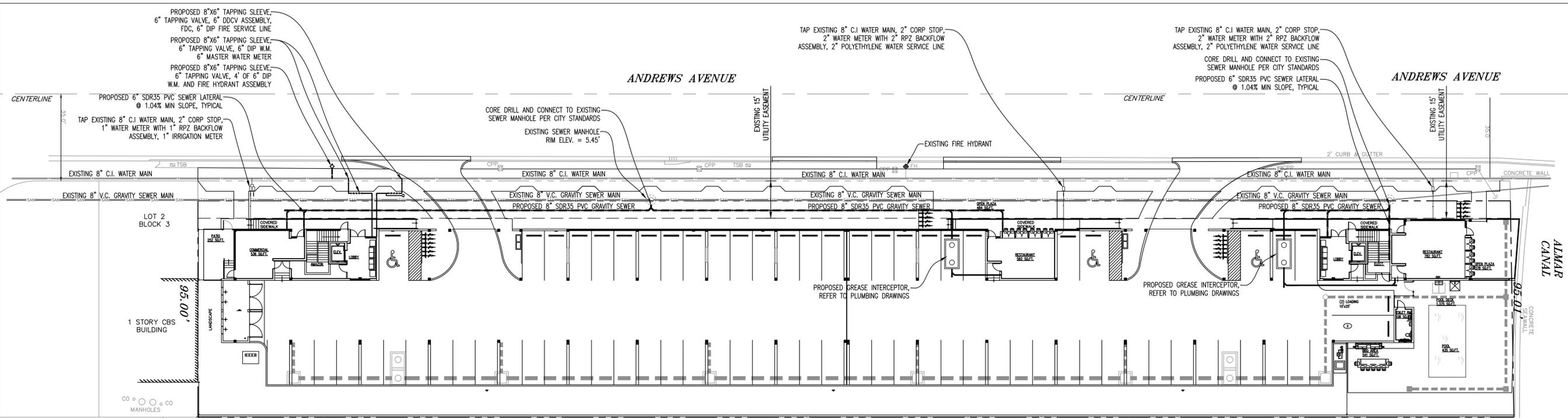
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125156
PANEL NUMBER	0367 H
ZONE	X/AH
BASE FLOOD ELEV	5
EFFECTIVE DATE	08/18/14

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PROJECT:
2916 INVESTMENTS LLC
2916-2980 N. Andrews Avenue
WILTON MANORS FLORIDA

SHEET NAME
PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER
C-100



HEALTH DEPARTMENT NOTES

(NOT A PART OF M-DWSD NOTES NOR APPROVAL)

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE MAINS, OR RECLAIMED WATER LINES, SHALL BE 3 FT MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT. AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST 6 INCHES ABOVE TOP OF SEWER.

10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN VERTICAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

*NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS; ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FEET FROM JOINTS IN VACUUM, STORM OR STORM FORCE MAINS, AT LEAST 6 FEET FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE MAINS OR RECLAIMED WATER.

ENGINEER'S NOTES:

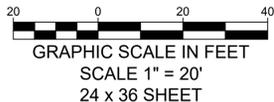
1. THE CONTRACTOR SHALL KEEP THE ENGINEER APPRISED OF ALL CONSTRUCTION ACTIVITY AND SCHEDULE ON A DAILY BASIS.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM.
3. CONTRACTOR SHALL ADJUST ALL GRATES, COVERS, VALVE BOXES, ELECTRICAL BOXES, CLEANOUTS, ETC. FLUSH WITH THE NEW ASPHALT AND CONCRETE SURFACES.
4. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED AREAS AND SURFACES TO EXISTING OR BETTER CONDITION.
5. CONTRACTOR SHALL PROVIDE INLET FILTERS FOR ALL CATCH BASINS IN THE VICINITY FOR THE DURATION OF THE PROJECT, FILTERS SHALL BE CLEANED AFTER EVERY STORM EVENT AND SHALL BE MAINTAINED CONTINUOUSLY TO AVOID SEDIMENT AND DEBRIS FROM ENTERING INLETS.
6. ALL EXISTING STORM CATCH BASINS AND MANHOLES SHALL BE COMPLETELY CLEANED OUT BY LICENSED VAC CONTRACTOR AND HAULER AT THE COMPLETION OF CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH WILTON MANORS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
8. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

CONTACT PERSON INFORMATION

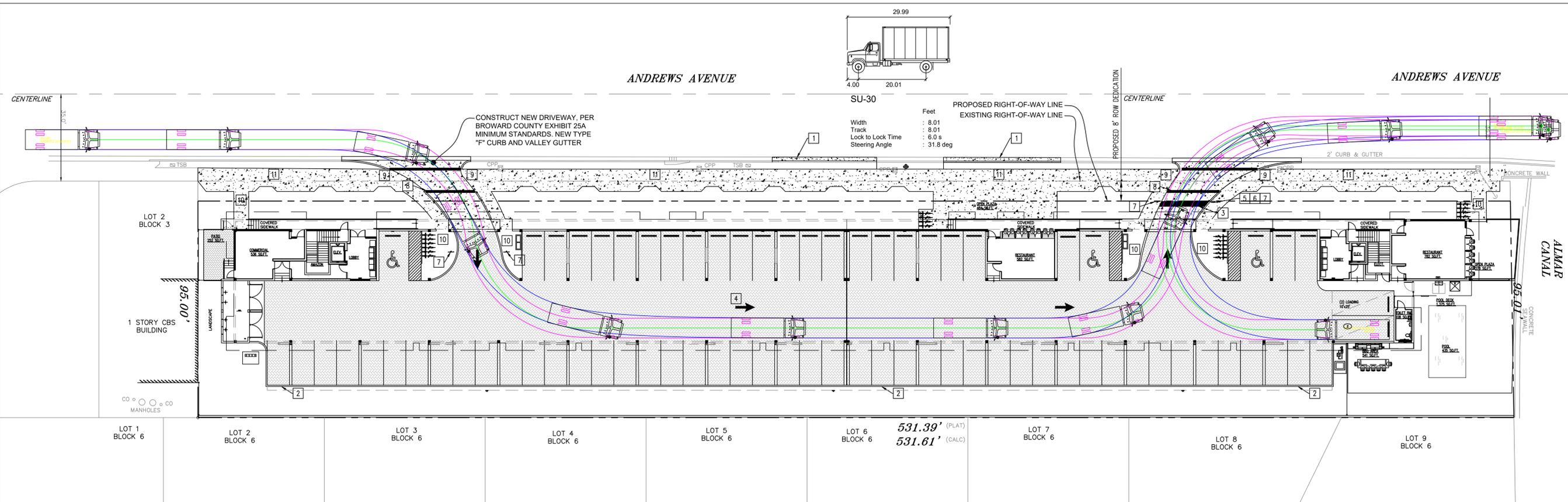
NAME: John E. Flynn , P.E.
 Company: Grace Engineering, LLC
 Phone: 954-558-9628
 Email: JohnFlynn@GraceEngineers.com

SITE LEGEND

SYMBOL	DESCRIPTION
—	EXISTING WATER MAIN
—	PROPOSED WATER LINE
— SAN — SAN	EXISTING SEWER MAIN
— SAN — SAN	PROPOSED SEWER LATERAL
— — — — —	PROPOSED STORM



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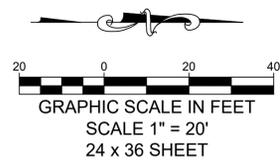
SAFETY NOTES:

1. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
2. DURING THE CONSTRUCTION AND OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
3. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS: SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
4. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
5. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
6. TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.
7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR THE ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

KEYNOTES:

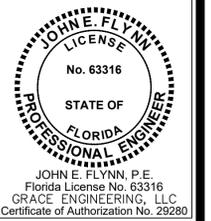
- 1 NEW TYPE "F" CURB PER FDOT INDEX 520-001
- 2 NEW TYPE "D" CURB PER FDOT INDEX 520-001
- 3 NEW 24" WHITE THERMOPLASTIC STOP BAR
- 4 NEW THERMOPLASTIC DIRECTIONAL ARROWS, TYPICAL
- 5 NEW 36"x36" STOP SIGN R1-1 PER MUTCD
- 6 NEW RIGHT TURN ONLY SIGN R3-5R PER MUTCD
- 7 NEW DO NOT ENTER SIGN R5-1, TYPICAL BOTH SIDES OF DRIVE
- 8 NEW 12" WHITE THERMOPLASTIC CROSSWALK
- 9 NEW DETECTABLE WARNING
- 10 4" THICK CONCRETE SIDEWALK @ 1:48 MAX CROSS-SLOPE
- 11 NEW CONCRETE SIDEWALK PER BROWARD COUNTY STANDARDS

 NEW CONCRETE
REFER TO PGD PLANS



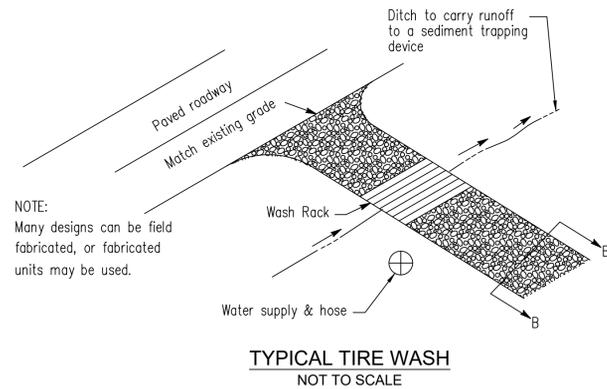
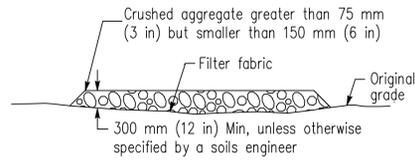
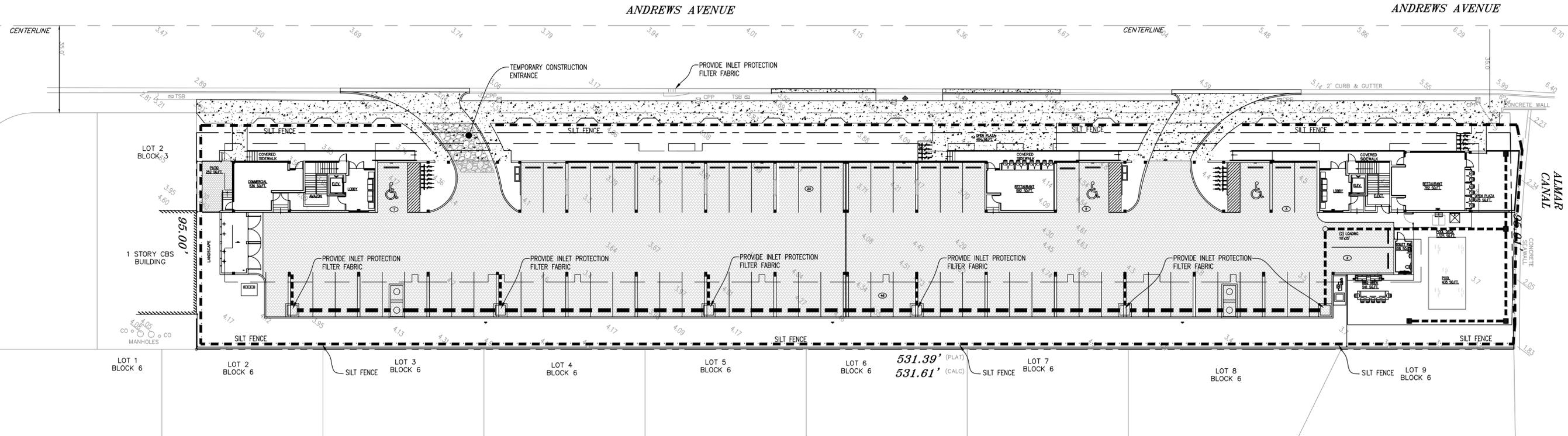
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PROJECT:
2916 INVESTMENTS LLC
2916-2980 N. Andrews Avenue
WILTON MANORS FLORIDA

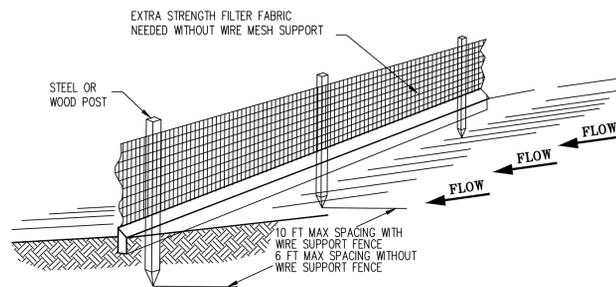


SHEET NAME
PAVEMENT MARKINGS & SIGNAGE

SHEET NUMBER
C-300

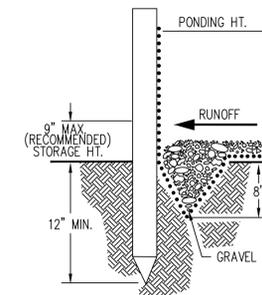


STABILIZED CONSTRUCTION ENTRANCE
SCALE: NTS

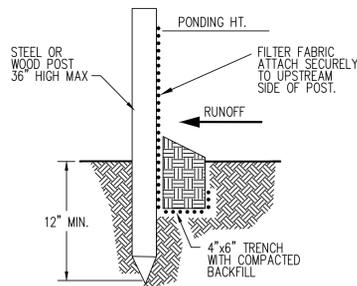


- NOTE:**
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL
SCALE: NTS



ALTERNATE DETAIL
TRENCH WITH GRAVEL



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

NOTES:

1. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
2. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

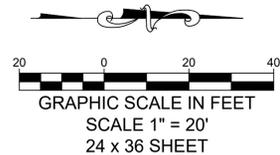
SITE LEGEND:

SYMBOL	DESCRIPTION
-----	PROPOSED SILT FENCE

SEQUENCING:

THE SILT FENCE INSTALLATION SHALL BE SEQUENCED WITH CONSTRUCTION ACTIVITIES. PORTIONS OF THE SILT FENCE MAY BE INSTALLED OR REMOVED AT DIFFERENT TIMES THROUGHOUT THE PROJECT. THE SILT FENCE IS ONLY REQUIRED IF THE ADJACENT GROUND SURFACE HAS BEEN DISTURBED OR IF STORMWATER RUNOFF FROM OTHER AREAS OF WORK ARE FLOWING THROUGH THE INTENDED SECTION OF SILT FENCE. PORTIONS OF THE SILT FENCE MAY BE OPENED FOR ACCESS AS NECESSARY AS LONG AS THE SILT FENCE IS IN PLACE WHEN CONSTRUCTION ACTIVITIES IN THE AREA ARE COMMENCED.

ALL INLET FILTERS SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.



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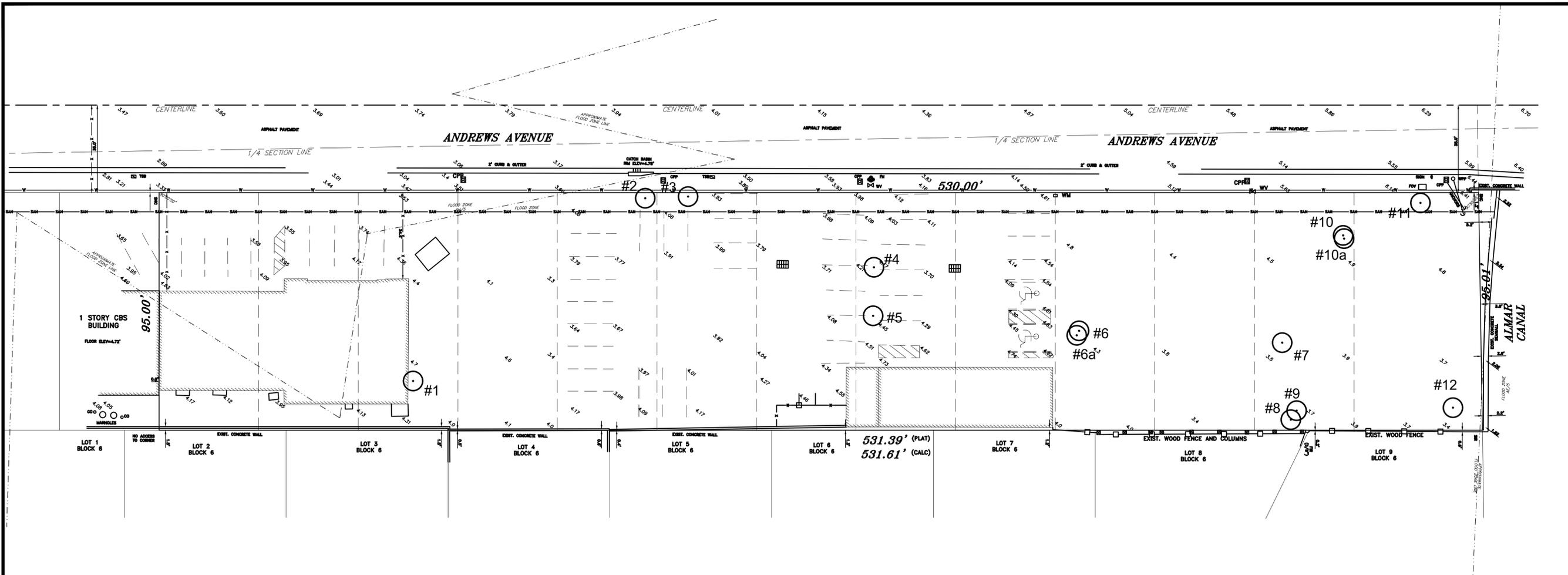
PROJECT: **2916 INVESTMENTS LLC**
2916-2980 N. Andrews Avenue
WILTON MANORS FLORIDA



SHEET NAME

SWPPP

SHEET NUMBER
C-400



5/10/2022 2916-2980 North Andrews Avenue, Wilton Manors, FL

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	CLEAR TRUNK (ft)	DBH (in)	HEALTH CONDITION	HEALTH CONDITION %	DISPOSITION	MITIGATION
1	Cabbage Palm	<i>Sabal palmetto</i>	26	14	18		GOOD	70%	REMOVE	0
2	STUMP								REMOVE	0
3	STUMP								REMOVE	0
4	Mahogany	<i>Swietenia mahagoni</i>	25	21		18	GOOD	65%	REMOVE	346 sf
5	Mahogany	<i>Swietenia mahagoni</i>	28	24		21	GOOD	65%	REMOVE	452 sf
6	Weeping Fig	<i>Ficus benjamina</i>	65	60		56	FAIR	55%	REMOVE	0
6A	Cabbage Palm	<i>Sabal palmetto</i>	24	8	21		FAIR	60%	REMOVE	50 sf
7	Cabbage Palm	<i>Sabal palmetto</i>	24	6	20		FAIR	60%	REMOVE	28 sf
8	Cabbage Palm	<i>Sabal palmetto</i>	24	8	20		GOOD	70%	REMAIN	0
9	Cabbage Palm	<i>Sabal palmetto</i>	16	12	12		GOOD	75%	REMAIN	0
10	Cabbage Palm	<i>Sabal palmetto</i>	20	8	15		FAIR	60%	REMOVE	50 sf
10A	Live Oak	<i>Quercus virginiana</i>	18	10		5	FAIR	50%	REMOVE	79 sf
11	Cabbage Palm	<i>Sabal palmetto</i>	14	14	6		GOOD	75%	REMOVE	0
12	Banana	<i>Musa spp</i>	12	10		multi			REMOVE	0

*I certify that all statements of fact are true, complete and correct to the best of my knowledge and belief and that they are made in good faith.

Jeremy T. Chancey, FL-0762A, ISA Certified Arborist, Registered Consulting Arborist #646

REVISION	BY:
Site and Planting Rev. 01-30-2023	K.M.

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PROPOSED MULTIFAMILY MIXED USED FOR:
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 2916-2980 N ANDREWS AVENUE
 WILTON MANORS, FL 33311



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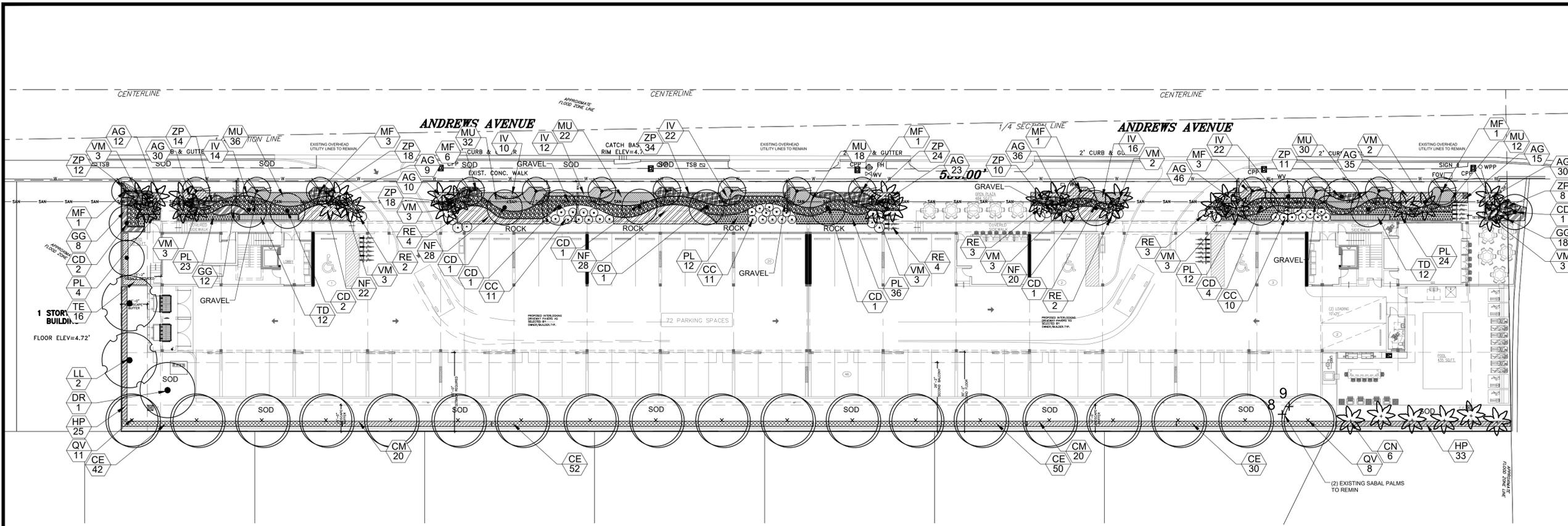
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CHECKED K.M.
DATE 06-06-2022
SCALE
JOB. NO. 21-054
TD-1
OF SHEETS

811 KNOW WHAT'S BELOW ALWAYS CALL OR BEFORE YOU DIG
 Do not dig, do not call
 Call 811 two business days before digging

SCALE: 1" = 20'-00"

NORTH

TREE DISPOSITION PLAN



Code Requirements

Zoning: TOCV
 Net Site Area = 50,428.41 sf
 VUA Area (Not under bldg) = 6044.98 sf
 Landscape Area = 10,786.61 sf

Code Description	Application	Calculation	Qty Required	Qty Provided
Sec.030-090 PerVIOUS Area	20%	50,428.41 sf (.20) =	10,085.68 sf	10,786.61 sf
Sec.030-091 (A) Streetscape Frontage	1 shade tree/ 25'	495' / 25 =	20	20
Sec.030-091 (A) Streetscape Frontage	10 shrubs or GC/ 1 tree	20 x 10 =	200	598
Sec.030-091 (1) (2) Rear and Side Buffers	1 tree/ 25 LF	South: 95' / 25 = East: 531.39' / 25 =	4 22	4 22
Sec. 150-040 VUA	1 tree/ 1000 sf	6044.98 sf / 1000 =	7	7
Sec. 150-040 VUA	6 shrubs/ 1000 sf VUA	7 x 6 =	42	42
Sec. 150-080 Site	1 tree/ 1500 sf Permeable Area	10,786.61 sf / 1500 =	8	8
	20 shrubs or GC/ tree	8 x 20 =	160	160
Non Code Required Trees			0	26
Non Code Required Shrubs & GC			0	450
Sec.150-120 (D) Building Height	Building Height 36'; 50% larger trees	46 x 50 =	23	24
Total Trees			61	87
Total Shrubs			402	1250

NOTES:

- SOD AND IRRIGATE TO EDGE OF ROAD.
- TREE REMOVAL PERMIT IS REQUIRED BY CITY PRIOR TO REMOVAL OF ANY TREES ON SITE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROPRIATE SHRUB MATERIAL.

Plant List

Sym	Qty	Botanical Name	Common Name	Size	Native	Approved ULDR Plant	Code Required Plant
Trees/ Palms							
CD	15	Coccoloba diversifolia	Pigeon Plum	12' Ht x 3' Spr, 2" dbh	Yes	Yes	Yes
CN	6	Cocos nucifera 'Green Malayan'	Coconut Palm	24' OA Ht	No	Yes	Yes
DR	1	Delonix regia	Royal Poinciana	18' Ht x 6' Spr, 3" dbh	No	Yes	Yes
LL	2	Lycium latifolium	Wild Tamarind	18' Ht x 4' Spr, 3" dbh	Yes	Yes	Yes
MF	16	Myrcianthes fragrans	Simpson's Stopper	12' Ht. x 4' Spr., 2" dbh Single trunk	Yes	Yes	Yes
QV	19	Quercus virginiana	Live Oak	18' Ht. x 5' Spr., 3" dbh	Yes	Yes	Yes
VM	28	Veitchia montgomeryana	Montgomery Palm	22' OA Ht	No	No	No
Shrubs/Groundcovers							
AG	246	Arachis glabrata	Ornamental Peanut	4" x 10", 18" O.C.	No	Yes	No
CC	32	Chamaedorea cataractarum	Cat Palm	4' Ht, full, 6 stem min	No	No	No
CE	174	Conocarpus erectus	Green Buttonwood	36" x 24", 24" O.C.	Yes	Yes	Yes
CM	40	Caryota mitis	Fishtail Palm	5' Ht, full, 5 stem min	No	No	No
GG	38	Galphimia gracilis	Thyralis	24" x 24", 24" O.C.	No	Yes	Yes
HP	58	Hamelia patens	Dwarf Firebush	24" x 24", 24" O.C.	Yes	Yes	Yes
IV	96	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	12" x 12", 18" O.C.	Yes	Yes	Yes
MU	150	Muhlenbergia capillaris	Muhly Grass	20" x 12", 24" O.C.	Yes	Yes	Yes
NF	98	Nephrolepis falcata	Macho Fern	20" x 12", 24" O.C.	No	No	No
PL	111	Psychotria ligustrifolia	Dwarf Wild Coffee	24" x 24", 24" O.C.	Yes	Yes	Yes
RE	18	Rhapis excelsa	Lady Palm	4' Ht, full, 5 stem min	No	No	No
TD	24	Tripsacum dactyloides	Fakahatchee Grass	24" x 18", 24" O.C.	Yes	Yes	Yes
TE	16	Thunbergia erecta	King's Mantle	24" x 24", 24" O.C.	No	No	No
ZP	149	Zamia pumila	Coontie	18" x 18", 24" O.C.	Yes	Yes	Yes
Sod			St. Augustine				
Mulch			Shredded Melaleuca or Eucalyptus				

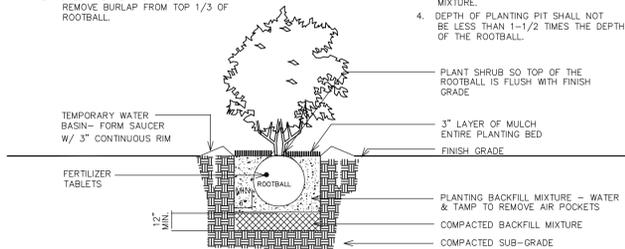
General Notes:

- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for one year under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees and palms shall be planted with the top of their rootballs 1'-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.

NOTES:

- CONTAINER GROWN SHRUBS - LOOSEN ROOTS AT EDGE OF ROOTBALL.
- BALL IN BURLAP SHRUBS - CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
- WHERE SHRUBS & GROUNDCOVER ARE PLANTED IN BEDS, EXCAVATE ENTIRE BED & FILL W/ PLANTING BACKFILL MIXTURE.
- DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL.

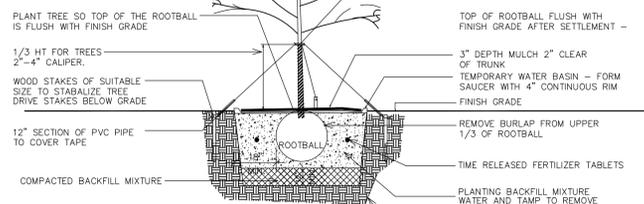


SHRUB PLANTING DETAIL

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT

NOTES:

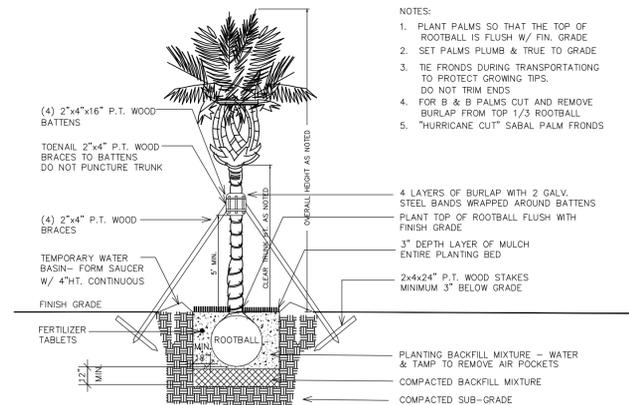
- SET TREE PLUMB & TREE TO GRADE
- PLANT TREES SO THAT THE TOP OF ROOTBALL IS FLUSH WITH FINISH GRADE
- ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



TREE STAKING DETAIL

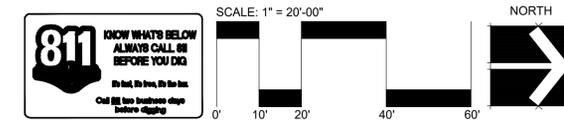
NOTES:

- PLANT PALMS SO THAT THE TOP OF ROOTBALL IS FLUSH W/ FIN. GRADE
- SET PALMS PLUMB & TRUE TO GRADE
- THE FRONDS DURING TRANSPORTATION TO PROTECT GROWING TIPS. DO NOT TRIM ENDS
- FOR B & B PALMS CUT AND REMOVE BURLAP FROM TOP 1/3 ROOTBALL
- "HURRICANE CUT" SABAL PALM FRONDS



PALM PLANTING DETAIL

LANDSCAPE PLAN



REVISION	BY:
Site and Planting Rev. 9-12-2022	K.M.
Site and Planting Rev. 01-30-2023	K.M.
Site and Planting Rev. 02-09-2023	K.M.
Site and Planting Rev. 05-31-2023	K.M.
Site and Planting Rev. 08-21-2023	K.M.
Site and Planting Rev. 12-01-2023	K.M.
Rev. 12-19-2023	

Rev. 03-19-2024
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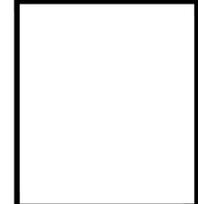
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3	03/18/2024	M.J.G.
2	04/16/2024	M.J.G.

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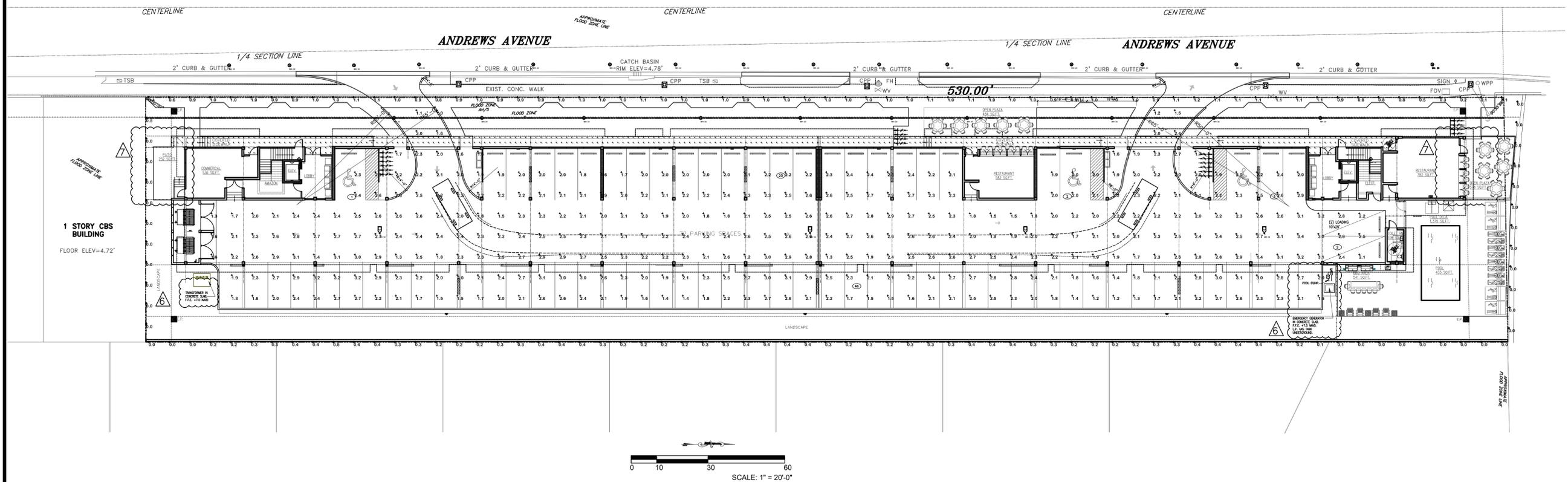
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DATE	DEC. 2021
SCALE	AS NOTED
JOB. NO.	21-054
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OF 1	

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE WATTS	LUMINAIRE LUMENS
	18	A	GROUP	BROWNLEE LIGHTING INC	7200-x-L16-40K-UP1	SURFACE	N/A	0.750	30.78	3089
	12	B	Single	Lithonia Lighting	VCPG LED P1 40K T5M	SURFACE	N/A	0.900	26.57	3856
	5	C	Single	Lithonia Lighting	DSX1 LED P1 40K 80CRI T2M HS	POLE MOUNTED: 18' A.F.G.	N/A	0.900	50.9	5976

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
COVERED SIDEWALK Floor	Illuminance	Fc	2	2	0	2.18	2.9	1.4	1.56	2.07
DRIVE & PARKING Workplane	Illuminance	Fc	8	8	2.5	2.26	3.4	1.0	2.26	3.40
PROP. LINE	Illuminance	Fc	8	N.A.	N.A.	0.50	1.2	0.0	N.A.	N.A.



NOTE:
 ADJUSTMENTS TO THE LIGHT
 FIXTURE MAY HAVE TO BE MADE IF
 THERE IS ANY DIRECT ILLUMINATION
 OF ANY SINGLE-FAMILY HOMES.



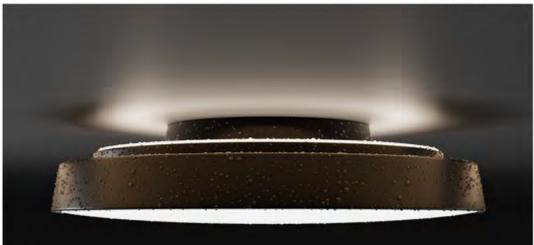
1 PROPOSED SITE PHOTOMETRIC PLAN
 SCALE: 1"=20'



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PENNY-OD OUTDOOR SURFACE

BROWNLEE



Specifications

Diameter: 19"

Height: 3.75" (not including base)

Weight: 18 lbs (not including base)

2700 LED

The multifaceted Penny collection is comprised of both indoor (Penny-ID) and outdoor (Penny-OD) rated models. Full breakdown below.

Penny-ID Surface - Model #: 2100 | Penny-ID Pendant - Model #: 2700, Penny-OD Surface - Model #: 7200 | Penny-OD Pendant - Model #: 7400, Penny-OD Cantilever - Model #: 7205.

While minimal in terms of aesthetic, it is everything but minimal from an application standpoint. Penny is functional enough for corridor illumination, fun enough for cluster mounting in lobbies and common areas, and durable enough for outdoor environments. Penny can also be wiped down for use in healthcare settings.

FINISHES



2700 (surface) / 7400 (pendant)

Bronze finish Direct + Indirect (DPI)

Page 1 of 2

PENNY-OD OUTDOOR SURFACE

STANDARD SPECIFICATIONS - OUTDOOR SURFACE MOUNT (7200)

HOUSING
High quality cast aluminum. No visible hardware when mounted. Closed cell foam gasket at top of fixture to assist with mounting on moderately uneven surfaces.

DIFFUSER
UV stabilized frosted acrylic diffuser. Injection molded. Smooth uniform illumination.

LED PERFORMANCE - 3500K STANDARD
120-277V - 5500K, 40 CRI - 100 rating - 50,000 hrs - 170 rating (projected) - 100,000 hrs Operating ambient temperature: 20°C (-4°F) - 62°C (145°F)

Delivered 300K lumens noted. Consult Brownlee.com for performance of all CCTs.
14 Size: L16 - 16W nominal, 3.1 A input - 1400 lm, Dimmable (0-10V),
14 Size: L32 - 32W nominal, 2.6 A input - 2600 lm, Dimmable (0-10V),
14 Size: L52 - 52W nominal, 2.4 A input - 3945 lm, Dimmable (0-10V)

INDIRECT COMPONENT (OPTIONAL)
Dedicated indirect light component available as an optional offering. Wired to same circuit as direct down light output and not independently controllable. Contact factory if independent control is required.
Refer to Options section of spec sheet to order.
LPI1 - 16W nominal, 1.5 A input - 1600 lm, (0-10V),
LPI2 - 22W nominal, 2.0 A input - 2220 lm, (0-10V)

MOUNTING
Fixture mounts directly to 3/8" by offset. Clearance holes (bowl) must be drilled into rear of housing for mounting. Hardware provided. NOTE: Suction cup (0.5" dia. with handle) required for proper installation of diffuser in outdoor environments. This is not included. Third party reference: www.3m.com

FINISH
Parts are prepared using a three step pre-treatment/finishing process, followed by a durable powder coat finish. Custom colors available, contact factory.

WARRANTY
5 year limited warranty on this LED product.

ORDERING INFORMATION

7200 -

2. FINISH

BL Black
BU Pastel Blue (RAL 5024)
BR Bronze
GN Pastel Green (RAL 6019)
MS Metallic Gold
NT Nickel Tone
RD Red (RAL 3002)
TB Textured Black
TW Textured Grey
TW Textured White
WH White
WET (RAL 1018)

3. WATTAGE

L16 14 Size
L32 32W L Series LED
L52 52W L Series LED

4. COLOR TEMPERATURE

35K 3500K standard color temperature
30K 3000K color temperature
40K 4000K color temperature

5. AVAILABLE OPTIONS

90P 90 CRI (30K & 35K only) NOT ADD TO ORDER TIME
*Only applies to L Series direct output
Optional indirect component unavailable in 90 CRI
AAMP Additional Ambient (BL, NT, WH only) (See AAMP note)
DTR Triac Line Voltage Dimming (120V)
FCL French Canadian Label
BAC Buy American Compliant
FSL Fine Line Voltage Dimming (120V)
OTR Optic Trac
ULP Up Light (Indirect) Component - 16W / 1600 lm
UPI Up Light (Indirect) Component - 22W / 2220 lm

Note: TR, TW, WH are ultra fire resistant materials. Contact your local representative for color swatches.
Note: Ambient color finishes available in a select number of finishes. Refer to the Options section of this sheet for details (DPI).

Note: BL, BR, GN cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. MS cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. NT cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. TB cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. TW cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. WH cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI.

Note: BAC cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. FSL cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. OTR cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. ULP cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI. UPI cannot be combined with UL, LPI, DTR, BAC, FSL, OTR, ULP, UPI.

Specifications and dimensions subject to change without notice.
Consult your Brownlee Lighting representative for availability and ordering information.

BROWNLEE LIGHTING

Page 2 of 2

VCPG LED Parking Garage



Specifications

Diameter: 19"

Height: 3.75" (not including base)

Weight: 18 lbs (not including base)

Introduction
The all new VCPG LED (Usually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED palliation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.
The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DVXND

Series	LED Light Output	Package	CRI	Color Temperature	Mounting	Height	Shipping
VCPG LED	V4 4 Light Output	P4	30K 3000K	70CRI	TSM 1/2" medium mounting	MVOLT	For ordering with base
	V4 4 Light Output	P4	30K 3000K	80CRI	TSM 1/2" medium mounting	MVOLT	347 120
	V4 4 Light Output	P4	40K 4000K	70CRI	TSM 1/2" medium mounting	MVOLT	480 240
	V4 4 Light Output	P4	40K 4000K	80CRI	TSM 1/2" medium mounting	MVOLT	277 120
	V4 4 Light Output	P4	50K 5000K	70CRI	TSM 1/2" medium mounting	MVOLT	347 120
	V4 4 Light Output	P4	50K 5000K	80CRI	TSM 1/2" medium mounting	MVOLT	480 240

Shipping Included

PM Pendant mount stand (34-inch length supply lead)
SM Surface mount (34-inch length supply lead)
AMB Air-mount (see DIMS accessory request to a wall)

Shipping

W Warehouse
NY New York

Standard Sensors/Controls

PIR Motion ambient sensor for 8-12' mounting heights
PIR2 Motion ambient sensor for 15-20' mounting heights
PIR3 Motion ambient sensor for 15-20' mounting heights per programmed to 3k and 35k light output
PIR4 Motion ambient sensor for 15-20' mounting heights per programmed to 3k and 35k light output
PIR5 Motion ambient sensor for 15-20' mounting heights per programmed to 3k and 35k light output

Health Issues

DMWSD White
DMWSD Natural aluminum
DORNO Dark bronze
DELO Dark U
UP Only

Performance Data

One Lithonia Way • Gwynn, Georgia 30012 • Phone: 800-705-SERV (5378) • www.lithonia.com
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VCPG LED Rev 02/22/23

Ordering Information Cont.

Accessories

VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DVXND
VCPG LED V4 P4 40K 80CRI TSM MVOLT SRM DVXND
VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DVXND
VCPG LED V4 P4 40K 80CRI TSM MVOLT SRM DVXND
VCPG LED V4 P4 40K 70CRI TSM MVOLT SRM DVXND
VCPG LED V4 P4 40K 80CRI TSM MVOLT SRM DVXND

Performance Data

Lumen Output

| Temp/CRI |
|----------|----------|----------|----------|----------|----------|----------|----------|
| 30°C/90 |
| 35°C/90 |
| 40°C/90 |
| 45°C/90 |
| 50°C/90 |
| 55°C/90 |
| 60°C/90 |
| 65°C/90 |
| 70°C/90 |
| 75°C/90 |
| 80°C/90 |
| 85°C/90 |
| 90°C/90 |

Up-light Lumen Output

Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI
30°C/90	30°C/90	30°C/90	30°C/90
35°C/90	35°C/90	35°C/90	35°C/90
40°C/90	40°C/90	40°C/90	40°C/90
45°C/90	45°C/90	45°C/90	45°C/90
50°C/90	50°C/90	50°C/90	50°C/90
55°C/90	55°C/90	55°C/90	55°C/90
60°C/90	60°C/90	60°C/90	60°C/90
65°C/90	65°C/90	65°C/90	65°C/90
70°C/90	70°C/90	70°C/90	70°C/90
75°C/90	75°C/90	75°C/90	75°C/90
80°C/90	80°C/90	80°C/90	80°C/90
85°C/90	85°C/90	85°C/90	85°C/90
90°C/90	90°C/90	90°C/90	90°C/90

Lumen Multiplier for 80CRI

Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI
30°C/90	30°C/90	30°C/90	30°C/90
35°C/90	35°C/90	35°C/90	35°C/90
40°C/90	40°C/90	40°C/90	40°C/90
45°C/90	45°C/90	45°C/90	45°C/90
50°C/90	50°C/90	50°C/90	50°C/90
55°C/90	55°C/90	55°C/90	55°C/90
60°C/90	60°C/90	60°C/90	60°C/90
65°C/90	65°C/90	65°C/90	65°C/90
70°C/90	70°C/90	70°C/90	70°C/90
75°C/90	75°C/90	75°C/90	75°C/90
80°C/90	80°C/90	80°C/90	80°C/90
85°C/90	85°C/90	85°C/90	85°C/90
90°C/90	90°C/90	90°C/90	90°C/90

Lumen Ambient Temperature (LAT) Multipliers

Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI
30°C/90	30°C/90	30°C/90	30°C/90
35°C/90	35°C/90	35°C/90	35°C/90
40°C/90	40°C/90	40°C/90	40°C/90
45°C/90	45°C/90	45°C/90	45°C/90
50°C/90	50°C/90	50°C/90	50°C/90
55°C/90	55°C/90	55°C/90	55°C/90
60°C/90	60°C/90	60°C/90	60°C/90
65°C/90	65°C/90	65°C/90	65°C/90
70°C/90	70°C/90	70°C/90	70°C/90
75°C/90	75°C/90	75°C/90	75°C/90
80°C/90	80°C/90	80°C/90	80°C/90
85°C/90	85°C/90	85°C/90	85°C/90
90°C/90	90°C/90	90°C/90	90°C/90

Projected LED Lumen Maintenance

Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI
30°C/90	30°C/90	30°C/90	30°C/90
35°C/90	35°C/90	35°C/90	35°C/90
40°C/90	40°C/90	40°C/90	40°C/90
45°C/90	45°C/90	45°C/90	45°C/90
50°C/90	50°C/90	50°C/90	50°C/90
55°C/90	55°C/90	55°C/90	55°C/90
60°C/90	60°C/90	60°C/90	60°C/90
65°C/90	65°C/90	65°C/90	65°C/90
70°C/90	70°C/90	70°C/90	70°C/90
75°C/90	75°C/90	75°C/90	75°C/90
80°C/90	80°C/90	80°C/90	80°C/90
85°C/90	85°C/90	85°C/90	85°C/90
90°C/90	90°C/90	90°C/90	90°C/90

Electrical Load

Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI
30°C/90	30°C/90	30°C/90	30°C/90
35°C/90	35°C/90	35°C/90	35°C/90
40°C/90	40°C/90	40°C/90	40°C/90
45°C/90	45°C/90	45°C/90	45°C/90
50°C/90	50°C/90	50°C/90	50°C/90
55°C/90	55°C/90	55°C/90	55°C/90
60°C/90	60°C/90	60°C/90	60°C/90
65°C/90	65°C/90	65°C/90	65°C/90
70°C/90	70°C/90	70°C/90	70°C/90
75°C/90	75°C/90	75°C/90	75°C/90
80°C/90	80°C/90	80°C/90	80°C/90
85°C/90	85°C/90	85°C/90	85°C/90
90°C/90	90°C/90	90°C/90	90°C/90

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VCPG LED Rev 02/22/23

D-Series Size 1 LED Area Luminaire



Specifications

EPA: 0.69 ft² (0.064 m²)

Length: 32.71" (831 mm)

Width: 14.26" (362 mm)

Height H1: 7.88" (200 mm)

Height H2: 6.41" (163 mm)

Weight: 34 lbs (15.4 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.
The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Series	LEDs	Color Temperature	Life (Estimated Index)	Substrate	Surface	Mounting
DSX1 LED	P7	30K 3000K	70CRI	AFR Automotive front end	T3M 1/2" medium	MVOLT (27V-277V) ¹
	P7	30K 3000K	70CRI	T3S 1/2" sport front	T3S 1/2" sport front	MVOLT (27V-277V) ¹
	P7	40K 4000K	70CRI	T3M 1/2" medium	T3M 1/2" medium	MVOLT (27V-277V) ¹
	P7	40K 4000K	70CRI	T3S 1/2" sport front	T3S 1/2" sport front	MVOLT (27V-277V) ¹
	P7	50K 5000K	70CRI	T3M 1/2" medium	T3M 1/2" medium	MVOLT (27V-277V) ¹
	P7	50K 5000K	70CRI	T3S 1/2" sport front	T3S 1/2" sport front	MVOLT (27V-277V) ¹
	P7	50K 5000K	80CRI	T3M 1/2" medium	T3M 1/2" medium	MVOLT (27V-277V) ¹
	P7	50K 5000K	80CRI	T3S 1/2" sport front	T3S 1/2" sport front	MVOLT (27V-277V) ¹
	P7	50K 5000K	90CRI	T3M 1/2" medium	T3M 1/2" medium	MVOLT (27V-277V) ¹
	P7	50K 5000K	90CRI	T3S 1/2" sport front	T3S 1/2" sport front	MVOLT (27V-277V) ¹

Shipping Included

PM Pendant mount stand (34-inch length supply lead)
SM Surface mount (34-inch length supply lead)
AMB Air-mount (see DIMS accessory request to a wall)

Shipping

W Warehouse
NY New York

Standard Sensors/Controls

PIR Motion ambient sensor for 8-12' mounting heights
PIR2 Motion ambient sensor for 15-20' mounting heights
PIR3 Motion ambient sensor for 15-20' mounting heights per programmed to 3k and 35k light output
PIR4 Motion ambient sensor for 15-20' mounting heights per programmed to 3k and 35k light output
PIR5 Motion ambient sensor for 15-20' mounting heights per programmed to 3k and 35k light output

Health Issues

DMWSD White
DMWSD Natural aluminum
DORNO Dark bronze
DELO Dark U
UP Only

Performance Data

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DSX1 LED Rev 02/22/23
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Ordering Information

Accessories

DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD
DSX1 LED P7 40K 80CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD
DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD
DSX1 LED P7 40K 80CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD
DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD
DSX1 LED P7 40K 80CRI T3M MVOLT SPA NLTAR2 PIRHN DBXBD

Shield Accessories

External Glare Shield (EGS)
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

Tenon Mounting Slipfitter

Mounting Option	Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI
2.5"	90A	80A	70A	60A	50A	40A
2.5"	90A	80A	70A	60A	50A	40A
2"	90A	80A	70A	60A	50A	40A

DSX1 Area Luminaire - EPA

Mounting Type	Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI	Temp/CRI
DSX1 with 90A	0.69	1.38	1.53	1.54	1.54	1.54
DSX1 with 80A	0.70	1.40	1.50	1.56	1.56	1.56
DSX1 with 70A	0.70	1.40	1.50	1.56	1.56	1.56
DSX1 with 60A	0.87	1.68	1.90	2.08	2.08	2.08

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DSX1 LED Rev 02/22/23
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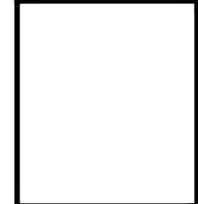
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6	03/18/2024	M.J.G.
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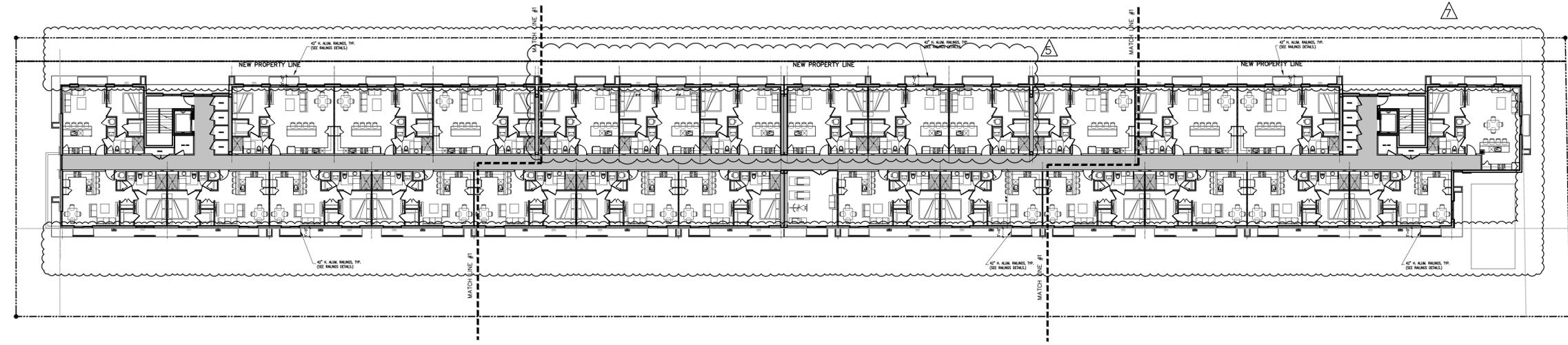
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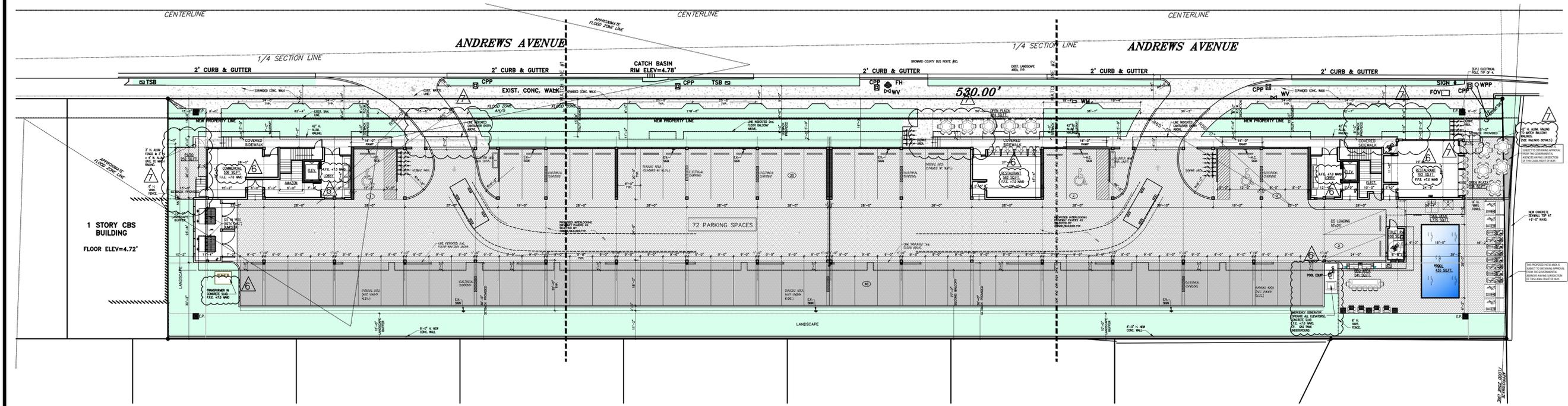
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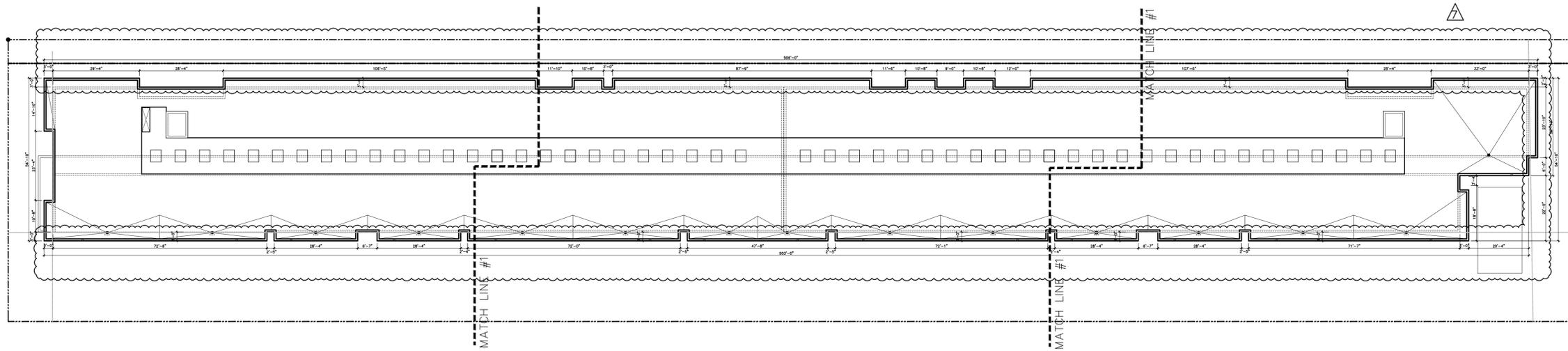
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SCALE	AS NOTED
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2 SECOND FLOOR PLAN
 SCALE: 1" = 20'-0"
 NORTH

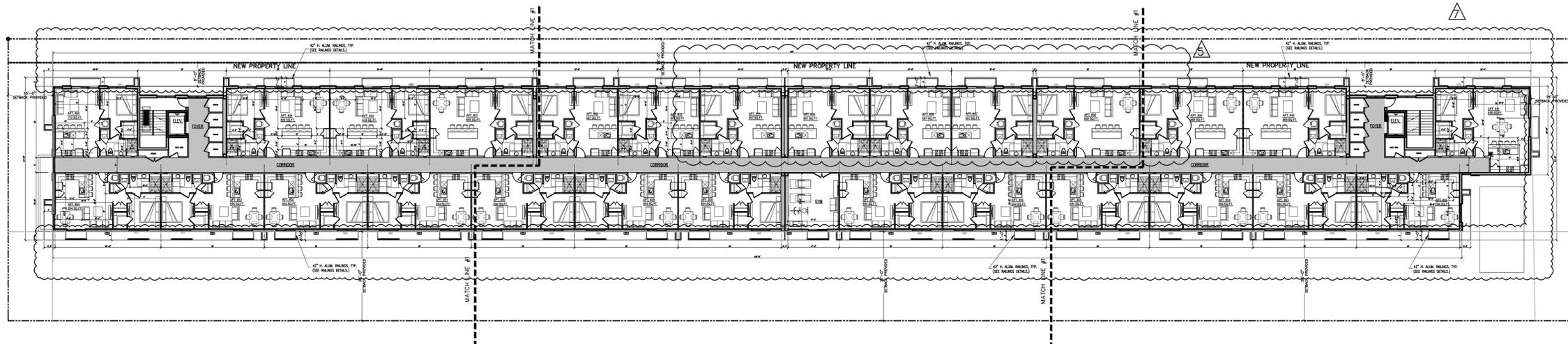


1 GROUND FLOOR PLAN
 SCALE: 1" = 20'-0"
 NORTH



CANTILEVER BALCONIES
ENCROACH 3 FEET MAX. INTO
REQUIRED YARD SETBACK.

2 ROOFPLAN
SCALE: 1" = 20'-0"



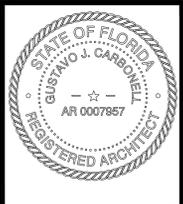
1 THIRD FLOOR PLAN
SCALE: 1" = 20'-0"



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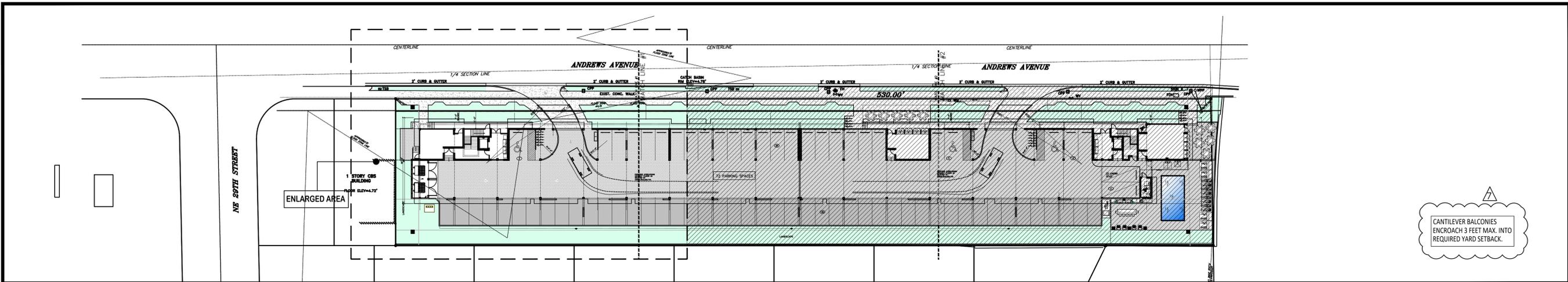
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1 GROUND FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"



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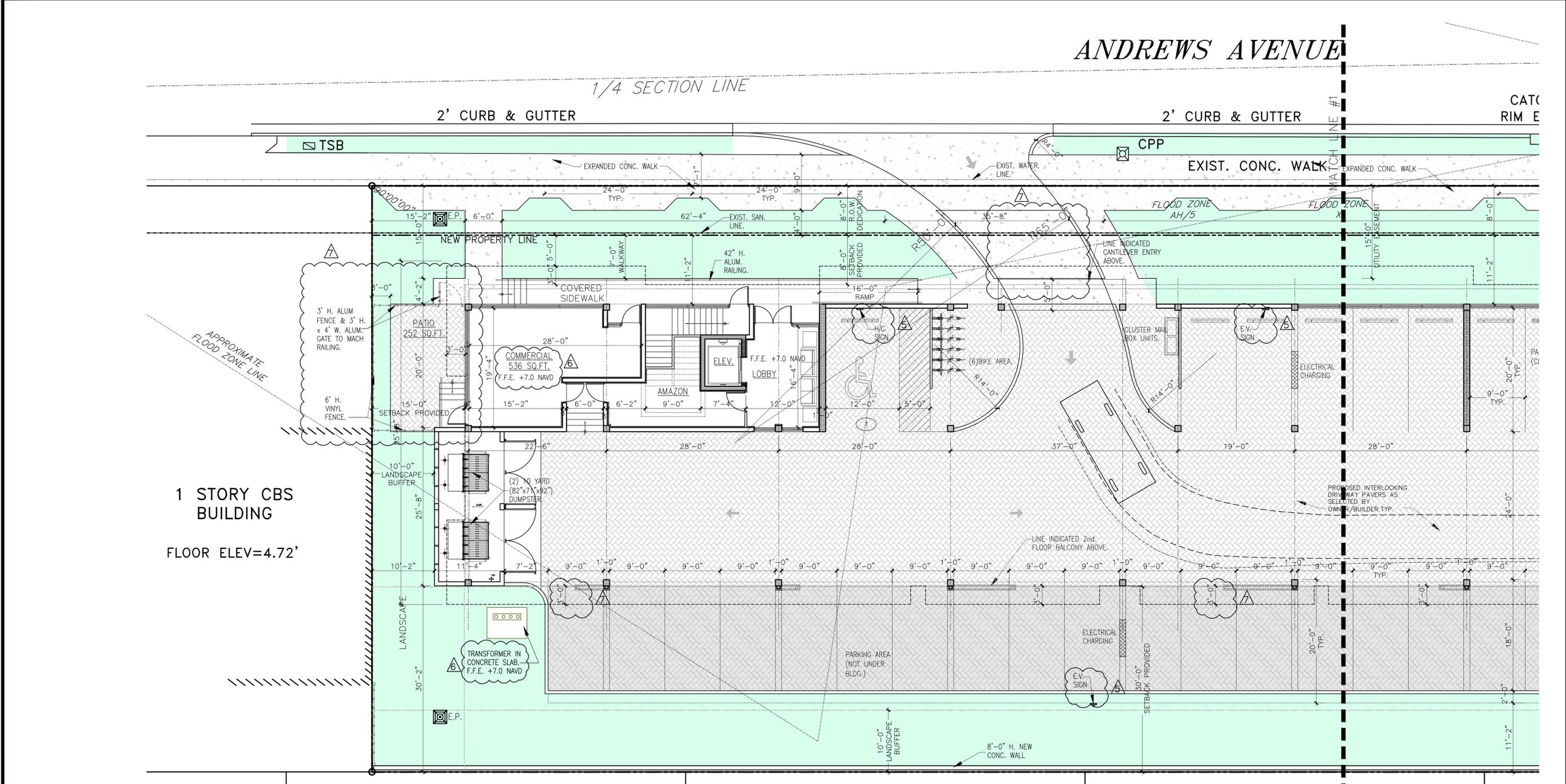


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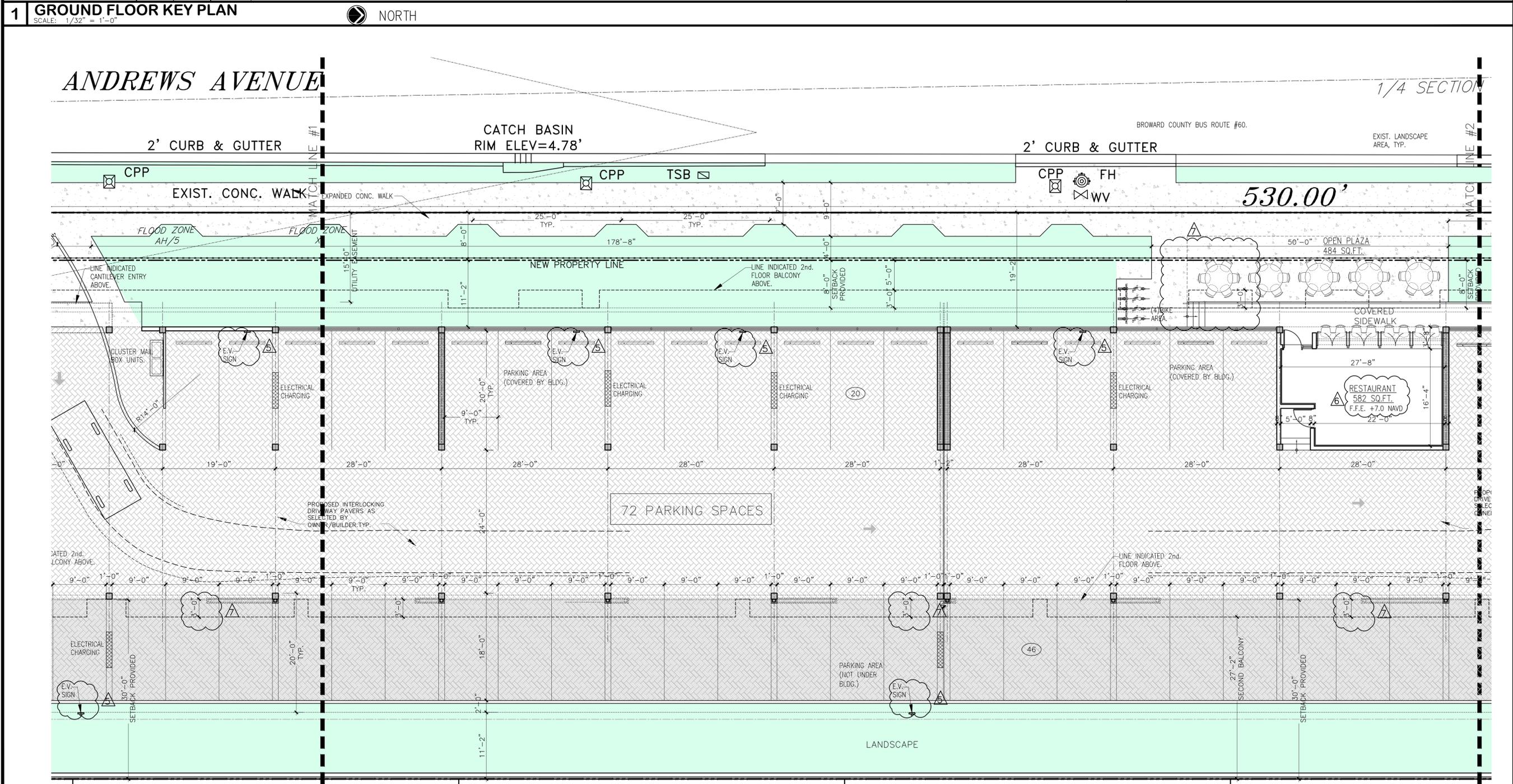
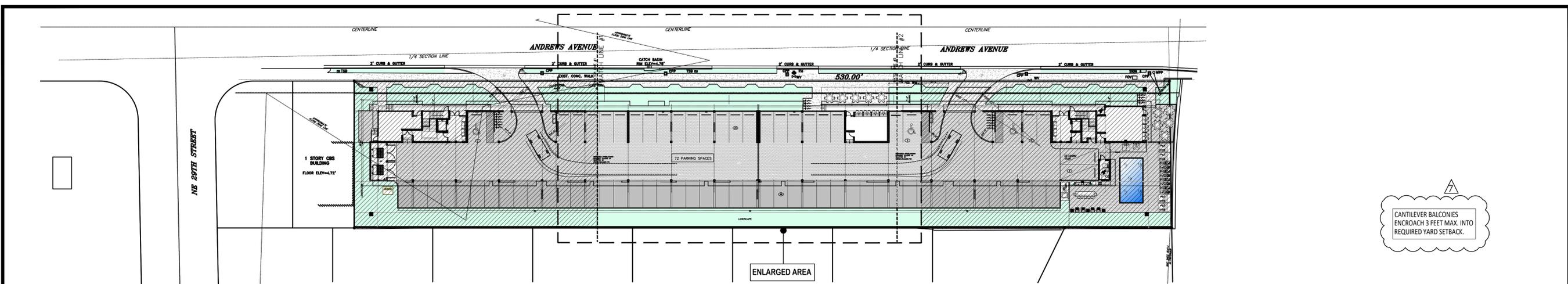
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2 ENLARGED SOUTH SIDE - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

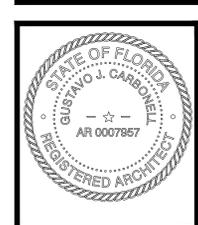
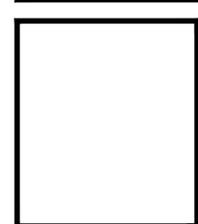




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LEGAL DESCRIPTION:
LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14
AND 15, BLOCK 3 OF "ALMAR ESTATES
RESUBDIVISION", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 32,
PAGE 36 PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.

SETBACK TABLE N. ANDREWS AVENUE TOCW ON A PRIMARY STREET

	REQUIRED	PROVIDED
STREETSCAPE FRONTAGE SETBACK	5 FEET	5 FEET
PEDESTRIAN REALM FRONTAGE	8 FEET	8 FEET
URBAN FORM DESIGN STANDARDS	(W) FRONT	8 FEET TIER 1 8'-0"
	(N) INTER SIDE	15 FEET INTERIOR 15'-0"
	(S) INTER SIDE	15 FEET INTERIOR 15'-0"
	(E) REAR	30 FEET REAR 30'-0"

GREEN BUILDING TABLE POINTS

MINIMUM OF 14 POINTS AS PER SECTION 170-050 OF THE LAND DEVELOPMENT CODE.		
ELECTRIC VEHICLE CHARGING STATIONS ABOVE THE REQUIRED MINIMUM NUMBERS. 2 POINTS PER EACH EXTRA STATION.	4 POINTS	4 POINTS
WHITE ROOF.	4 POINTS	4 POINTS
COOL PAVEMENT. SOLAR REFLECTIVITY OF 20% HIGHER THAN THE 5-10% OF DARK ASPHALT. PAVEMENT WILL BE LIGHT CONCRETE.	4 POINTS	4 POINTS
ENERGY STAR APPLIANCES AND EQUIPMENT.	4 POINTS	4 POINTS
TOTAL POINTS = 16 POINTS		

SITE DATA:

ZONING:	TOCW
LAND USE:	TRANSIT ORIENTED CORRIDOR
FLOOD ZONE:	X / AH / 5
PROPOSED UNITS:	FIFTY FOUR (54) RESIDENTIAL, THREE STORY APARTMENTS (1 BED / 1 BATH)
SEWER PROVIDER:	CITY OF WILTON MANORS
WATER PROVIDER:	CITY OF WILTON MANORS
GARBAGE PROVIDER:	SANITATION BY COASTAL WASTE & RECYCLING, INC.
BUILDING HEIGHT:	MAX. 40 FT. / 3 STORY ALLOWED
BUILDING HEIGHT PROVIDED:	39'-8" (T.O. ROOF DECK)
MINIMUM UNIT SIZE PROVIDED:	687 SQ.FT.
GROSS LOT AREA INCLUDING 1/2 OF R.O.W.:	68,967.07 SQ. FT. OR 1.58 ACRES
NET LOT AREA WITHIN PROPERTY LINES:	50,428.41 SQ. FT. OR 1.16 ACRES
BUILDINGS FOOTPRINT & COVERED V.U.A.:	27,931.86 SQ. FT. OR 55.40 % OF NET SITE
EXPANDED CONC. SIDEWALKS:	2,266.09 SQ. FT. OR 4.50 % OF NET SITE
OPEN PLAZA (NOT UNDER BLDG.):	402.66 SQ. FT. OR 0.80 % OF NET SITE
PATIO (NOT UNDER BLDG.):	251.39 SQ. FT. OR 0.50 % OF NET SITE
V.U.A. AREA (NOT UNDER BLDG.):	269.91 SQ. FT. OR 0.53 % OF NET SITE
PARKING AREA (NOT UNDER BLDG.):	6,079.43 SQ. FT. OR 12.05 % OF NET SITE
POOL AREA (NOT UNDER BLDG.):	435.00 SQ. FT. OR 0.86 % OF NET SITE
POOL DECK & BBQ AREA (NOT UNDER BLDG.):	1,573.42 SQ. FT. OR 3.12 % OF NET SITE
POOL TOILET ROOM (NOT UNDER BLDG.):	108.00 SQ. FT. OR 0.21 % OF NET SITE
POOL EQUIP./TRANS. SLAB (NOT UNDER BLDG.):	74.94 SQ. FT. OR 0.15 % OF NET SITE
LANDSCAPE AREA REQUIRED (PERVIOUS AREA):	NONE
LANDSCAPE AREA PROVIDED (PERVIOUS AREA):	11,035.71 SQ. FT. OR 21.88 % OF NET SITE
IMPERVIOUS AREA:	50,428.41 - 11,035.71 = 39,392.70 SQ. FT. OR 78.12 % OF NET SITE
LOT F.A.R (NOT INCLUDING PARKING):	(3,372 + 20,352 + 20,352) = 44,076 SQ. FT.
	44,076 SQ. FT. / 50,428.41 SQ. FT. = 0.87
DENSITY ALLOWED (PER GROSS LOT):	60 UNITS/ACRE = 60 UNITS/1.58 ACRES = 94 UNITS/ACRE
DENSITY PROVIDED:	54 UNITS

NOTE:

BUILDING TO BE PROVIDED WITH AUTOMATIC FIRE SUPPRESSION SYSTEM.

BUILDING DATA

OCCUPANCY GROUP:
TYPE II (RESIDENTIAL)
AS PER F.B.C. - 7th. EDITION (2020)

TYPE OF CONSTRUCTION:
TYPE III-B. (UNPROTECTED)
AS PER F.B.C. - 7th. EDITION (2020)

BLDG. LIVING AREAS:

2ND. FL. LIVING AREAS	20,181 SQ. FT.
3RD. FL. LIVING AREAS	20,181 SQ. FT.
TOTAL LIVING AREAS =	40,362 SQ. FT.

BLDG. COMMON AREAS:

1ST. FL. RESTAURANT/RETAIL/COMMERCIAL	536+782+582= 1,900 SQ. FT.
1ST. FL. COVERED SIDEWALK	2,346 SQ. FT.
1ST. FL. FOYER, ELEV. & STAIR	1,160 SQ. FT.
1ST. FL. DUMSTER	290 SQ. FT.
2ND. FL. FOYER, STORAGE, ELEV. & STAIR	1,406 SQ. FT.
2ND. FL. GYM	360 SQ. FT.
2ND & 3RD. CORRIDOR	2,430 SQ. FT.
3RD. FL. FOYER, STORAGE, ELEV. & STAIR	1,406 SQ. FT.
3RD. FL. GYM	360 SQ. FT.
2ND & 3RD. CORRIDOR	2,430 SQ. FT.

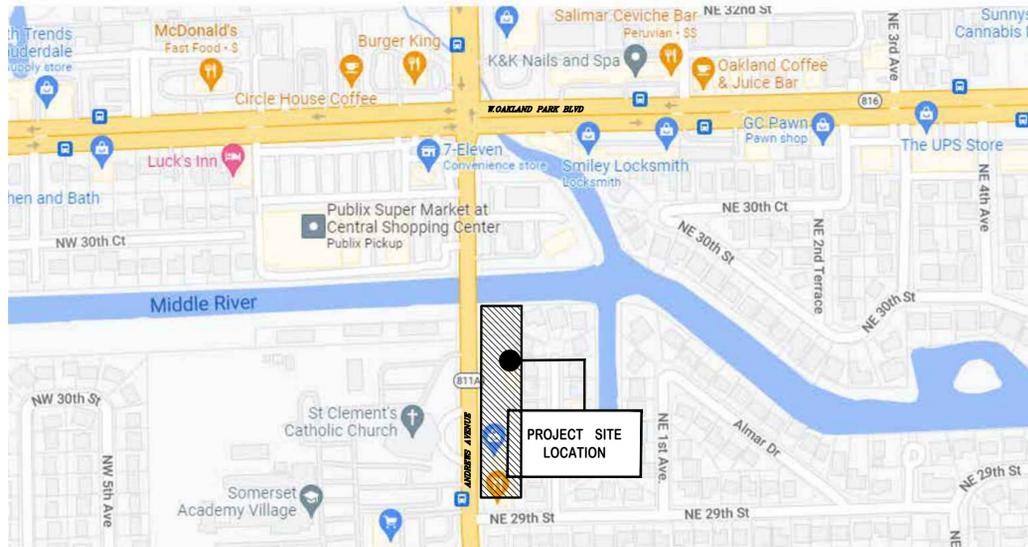
PARKING ANALYSIS STATEMENT PER SECTION 135-040

TOTAL (Y) BEDROOM/(1) BATH APARTMENTS = 54 UNITS (RESTAURANT/COMMERCIAL) TOTAL SQ.FT. = 782+582+536 = 1,900 SQ.FT.	
PARKING SPACES REQUIRED:	1.5 PER UNIT = 54 X 1.5 = 81 SPACES 3/1,000 RESTAURANT/COMMERCIAL = 3/1,900 = 6 SPACES TOTAL PARKING REQUIRED = 87 SPACES
HANDICAP PARKING REQUIRED:	1 PER RESTAURANT/RETAIL/COMMERCIAL = 1 SPACES 2% OF MULTIFAMILY = 2% OF 54 = 1.08 = 2 SPACES TOTAL HANDICAP PARKING REQUIRED = 3 SPACES
TOTAL REQUIRED SPACES = 90 SPACES	
PARKING SPACES PROVIDED:	69 STANDARD PARKING SPACES (PLUS 3 H.C.) = 72 SPACES
PARKING SPACES REQUIRED LESS PARKING SPACES PROVIDED:	90-72 = 18 SPACES
TOTAL PROVIDED SPACES = 72 SPACES	
LOADING ZONES REQUIRED:	2 LOADING ZONE
LOADING ZONES PROVIDED:	2 LOADING ZONE
BIKE RACKS REQUIRED:	10 FOR RESIDENTIAL UNITS & 6 PER NON-RESIDENTIAL = 16 RACKS
BIKE RACKS PROVIDED:	12 FOR RESIDENTIAL UNITS & 8 PER NON-RESIDENTIAL = 20 RACKS
ELECTRICAL CHARGING REQUIRED:	5 ELECT. CHARGING
ELECTRICAL CHARGING PROVIDED:	7 ELECT. CHARGING (4 POINTS PER 2 EXTRA GREEN BUILDING POINTS.)

7 LEGAL DESCRIPTION

6 SETBACKS DATA

5 GREEN BUILDING TABLE POINTS



4 LOCATION MAP



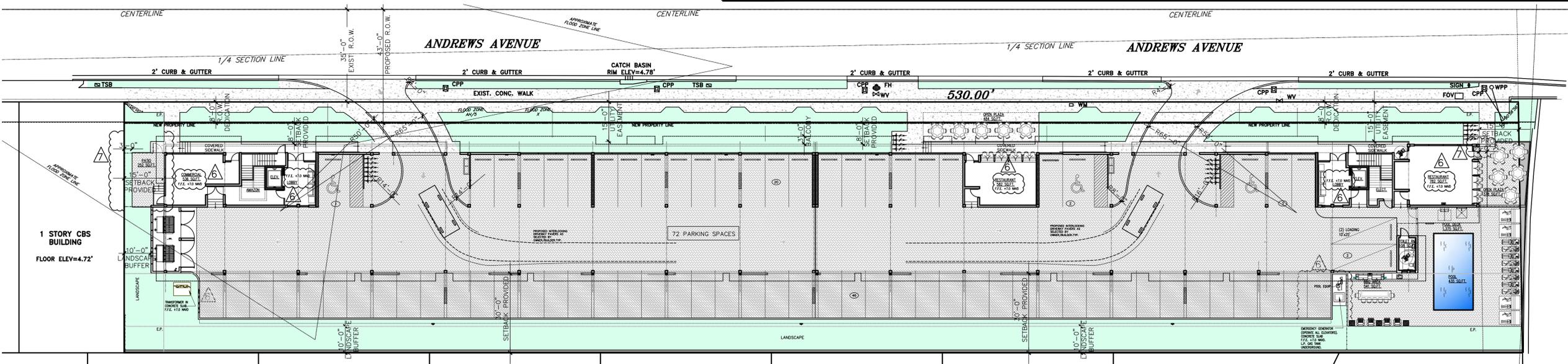
CANTILEVER BALCONIES ENCR OACH 3 FEET MAX. INTO REQUIRED YARD SETBACK.

NOTES:

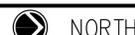
- 1-PROVIDED VIDEO SURVEILLANCE SYSTEMS BE INSTALLED THROUGHOUT THE PROPERTY TO INCLUDE COMMON AREAS.
- 2-PROVIDED VIDEO SURVEILLANCE CAMERAS WITH THE CAPABILITY OF CAPTURING VEHICLE DESCRIPTIONS, OCCUPANTS AND LICENSE PLATES, AND PEDESTRIAN ACTIVITIES AT ALL ENTRANCES AND EXITS SHOULD BE INSTALLED.
- 3-THE PROPERTY OWNER JOIN BSOS REAL TIME CRIME CENTER'S PUBLIC PRIVATE PARTNERSHIP THAT LOOKS TO ENHANCE LAW ENFORCEMENT'S REAL TIME CRIME SOLUTIONS.
- 4-ELECTRIC POLES TO BE INSTALLED AT THE EXTREME NE, SE, NW AND SW CORNERS OF THE PROPERTY FOR FUTURE USE BY THE PD FOR PUBLIC SAFETY TECHNOLOGY OR OTHER PUBLIC SAFETY INNOVATIONS/REASONS. THE POLE SHALL BE A MINIMUM 10 FEET ABOVE GROUND.
- 5-PROVIDE A RECORDED INDEMNITY AGREEMENT WITH THE UTILITIES.
- 6-EACH ELECTRICAL VEHICLES CHARGING SPACES NEEDS A SIGN POSTED "VEHICLE CHARGING STATION".

3 BUILDING DATA

2 SITE DATA



1 PROPOSED SITE PLAN



REVISION	BY:
1	02/13/2023 M.J.G.
2	07/26/2023 M.J.G.
3	11/01/2023 M.J.G.
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6	03/18/2024 M.J.G.
7	04/16/2024 M.J.G.

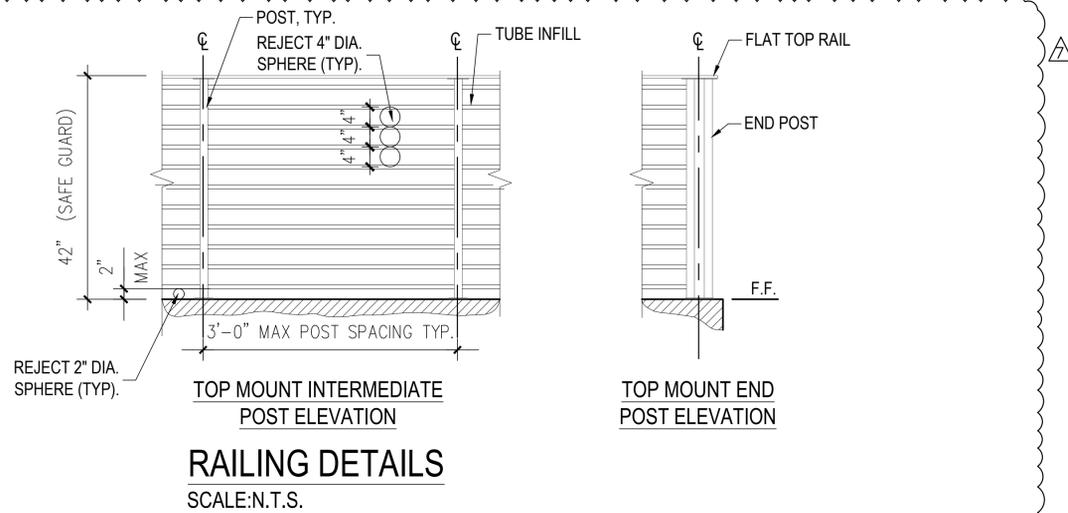
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2916-2980 N ANDREWS AVENUE
WILTON MANORS, FL 33311



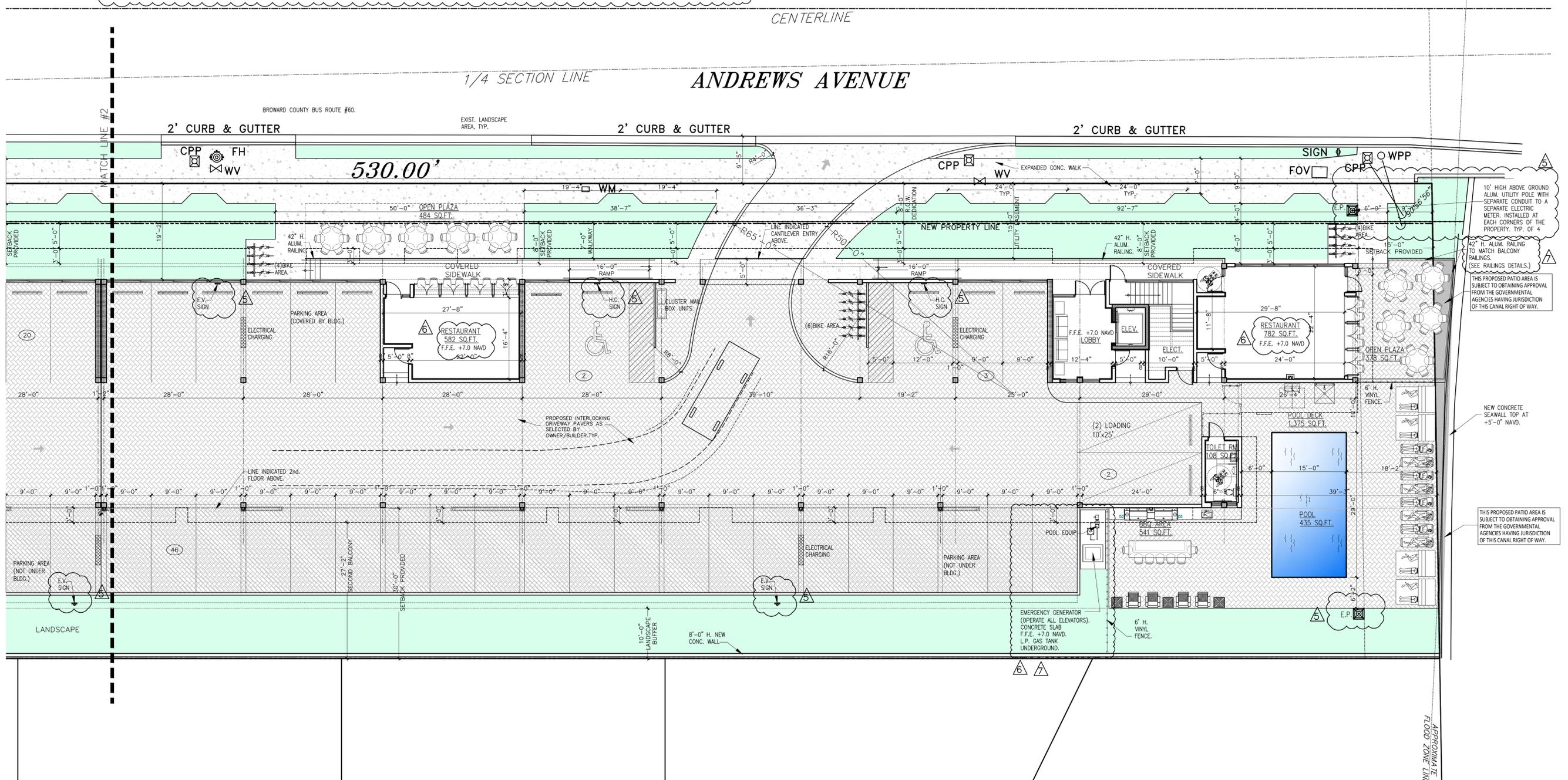
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CHECKED	G.J.C.
DATE	DEC. 2021
SCALE	AS NOTED
JOB. NO.	21-054

SP-1.0
OF 1 SHEETS



- NOTES:
- 1-PROVIDED VIDEO SURVEILLANCE SYSTEMS BE INSTALLED THROUGHOUT THE PROPERTY TO INCLUDE COMMON AREAS.
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CANTILEVER BALCONIES ENCRUCH 3 FEET MAX INTO REQUIRED YARD SETBACK.



10' HIGH ABOVE GROUND ALUM. UTILITY POLE WITH SEPARATE CONDUIT TO A SEPARATE ELECTRIC METER. INSTALLED AT EACH CORNERS OF THE PROPERTY. TYP. OF 4

THIS PROPOSED PATIO AREA IS SUBJECT TO OBTAINING APPROVAL FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OF THIS CANAL RIGHT OF WAY.

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1	02/13/2023 M.J.G.
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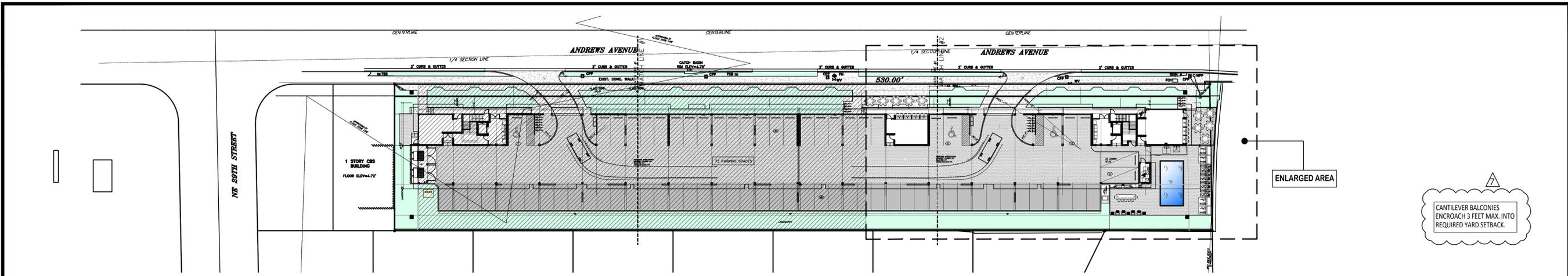


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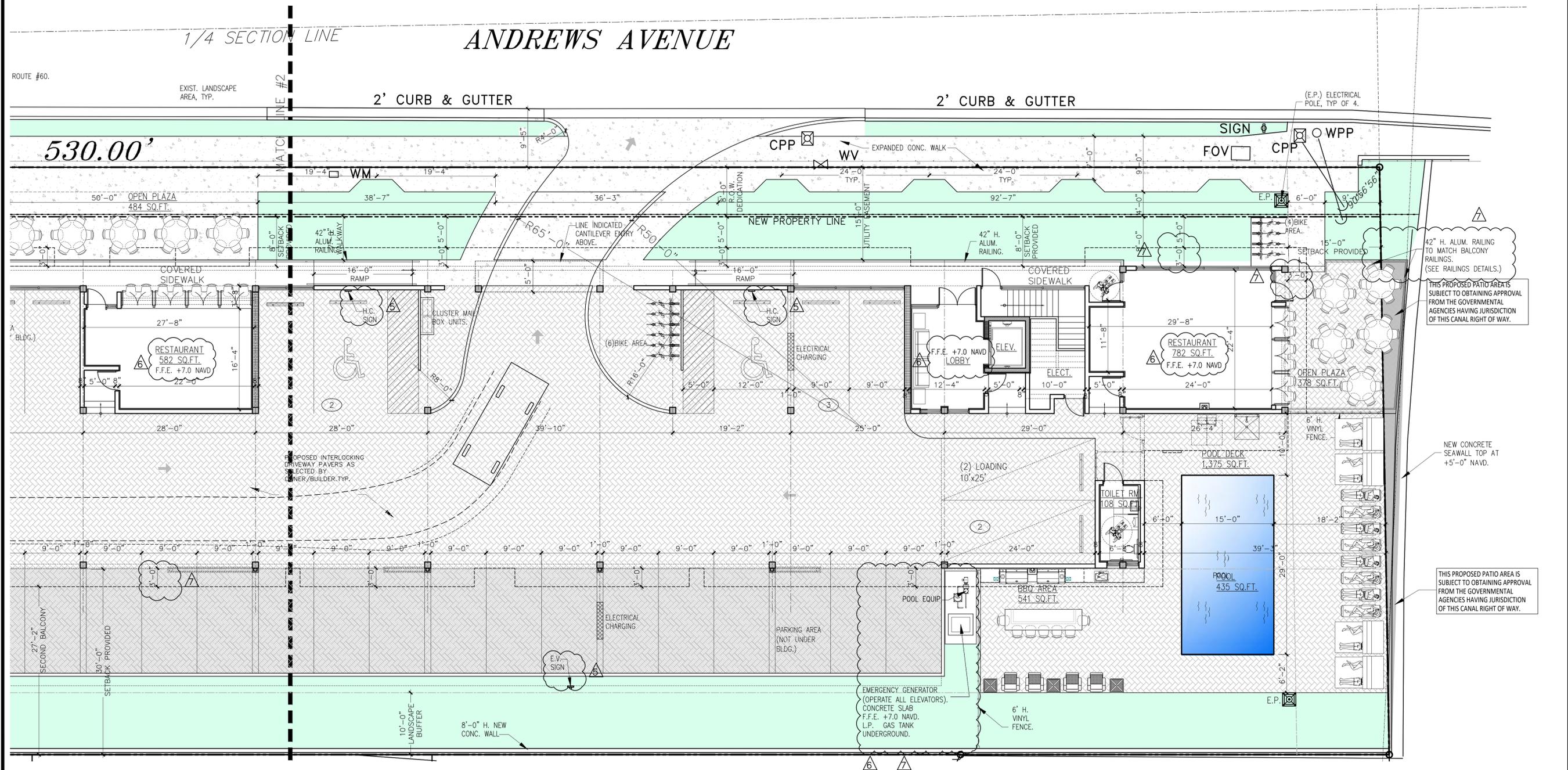
SP-1.2
 OF 1 SHEETS

1 ENLARGED NORTH SIDE - SITE PLAN
 SCALE: 1" = 10'-0"
 NORTH

C:\Users\MaritzG\Gustavo J. Carbonell\Gustavo Carbonell - Office\2021\21-054 ANDREWS AV TOC WILTON MANORS\3 Site Plan Approval\Architectural\21-054-SP-1 SITE PLAN rev. 11.dwg, 5/22/2024 3:05:31 PM, DWG To PDF.plt



1 GROUND FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"



2 ENLARGED NORTH SIDE - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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02/17/2024	M.J.G.
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04/16/2024	M.J.G.

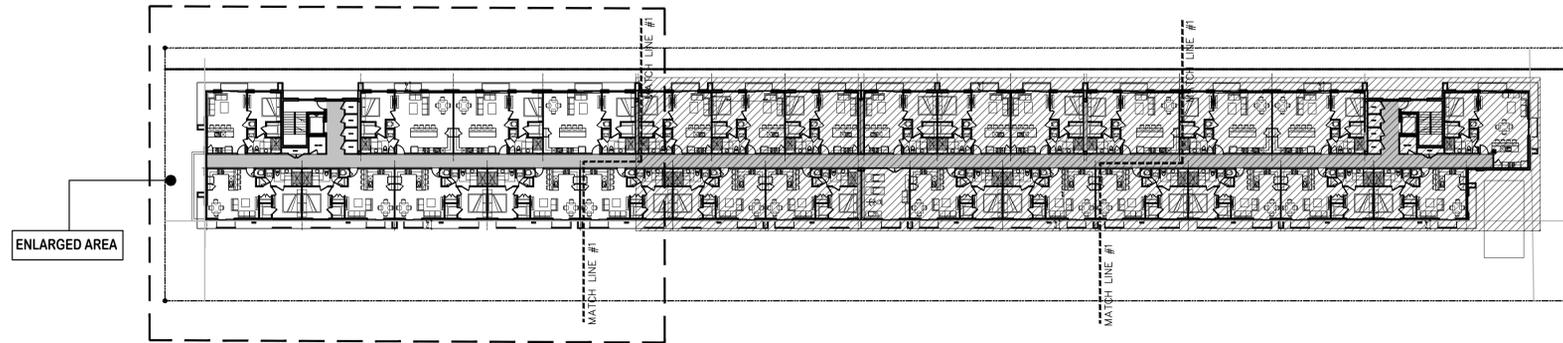
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A-1.5
OF 1 SHEETS

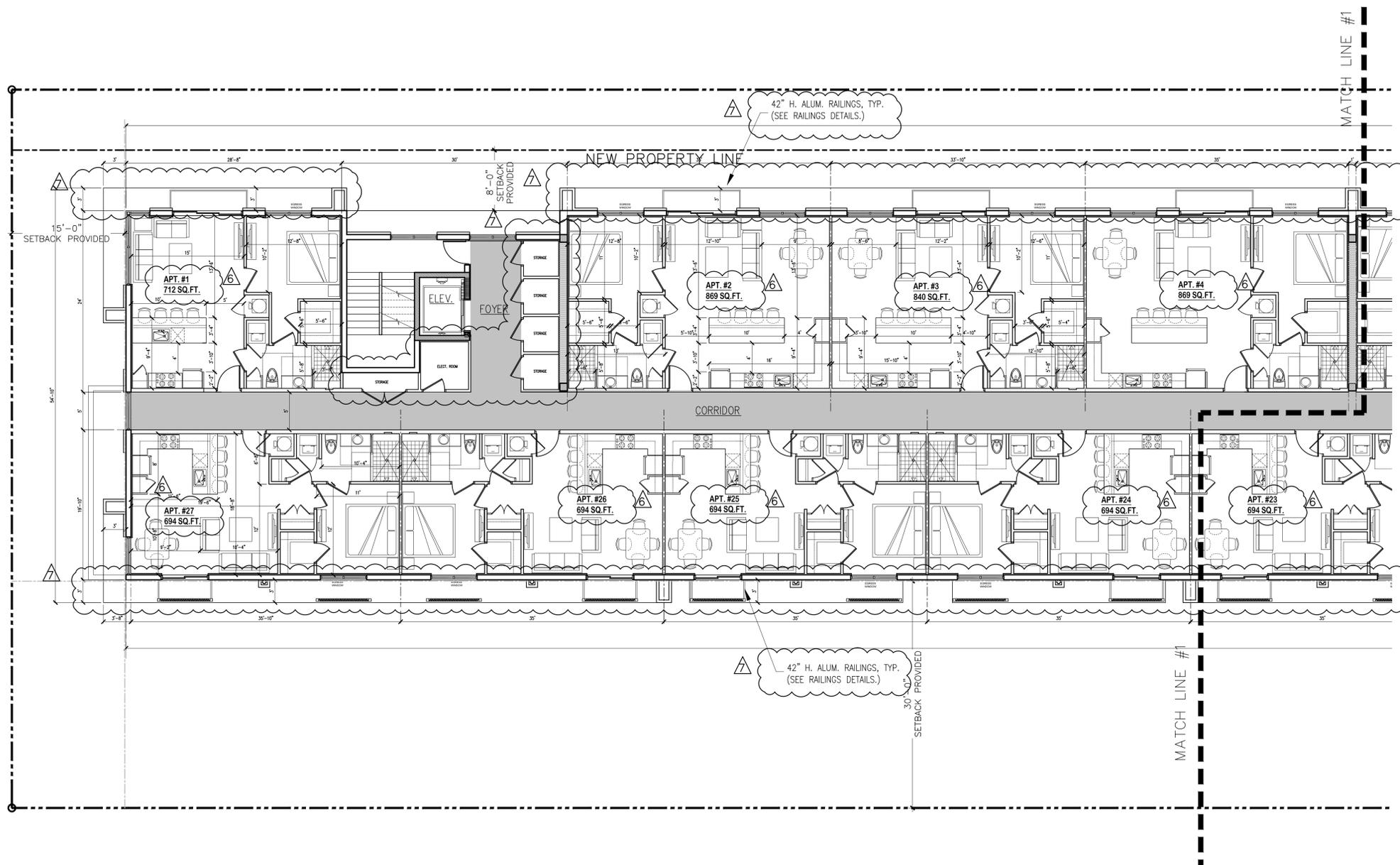


ENLARGED AREA

CANTILEVER BALCONIES
ENCROACH 3 FEET MAX. INTO
REQUIRED YARD SETBACK.

1 SECOND FLOOR KEY PLAN

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



2 ENLARGED SOUTH SIDE - SECOND FLOOR PLAN

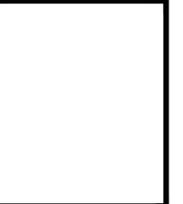
SCALE: 1/8" = 1'-0"



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12/11/2023	M.J.G.
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04/16/2024	M.J.G.

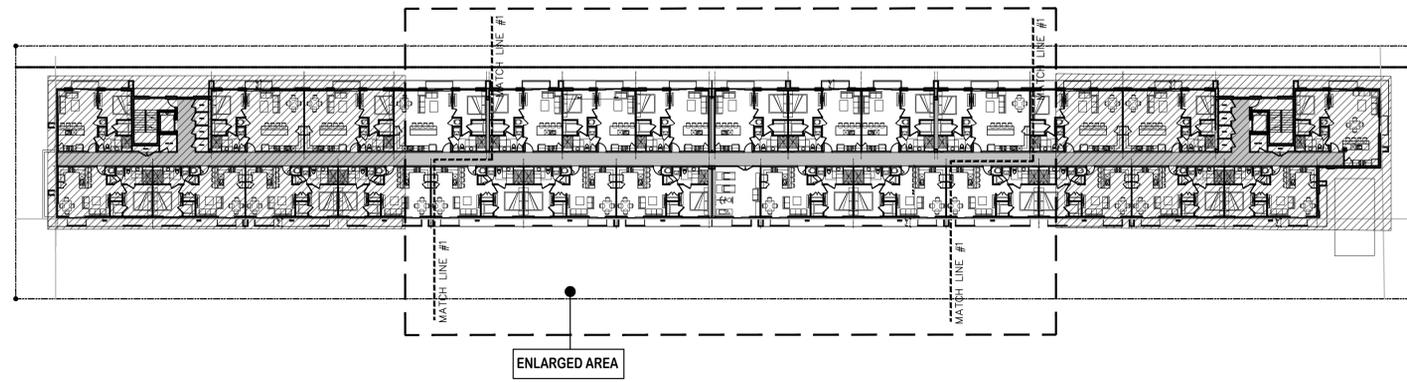
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A-1.6
 OF 1 SHEETS



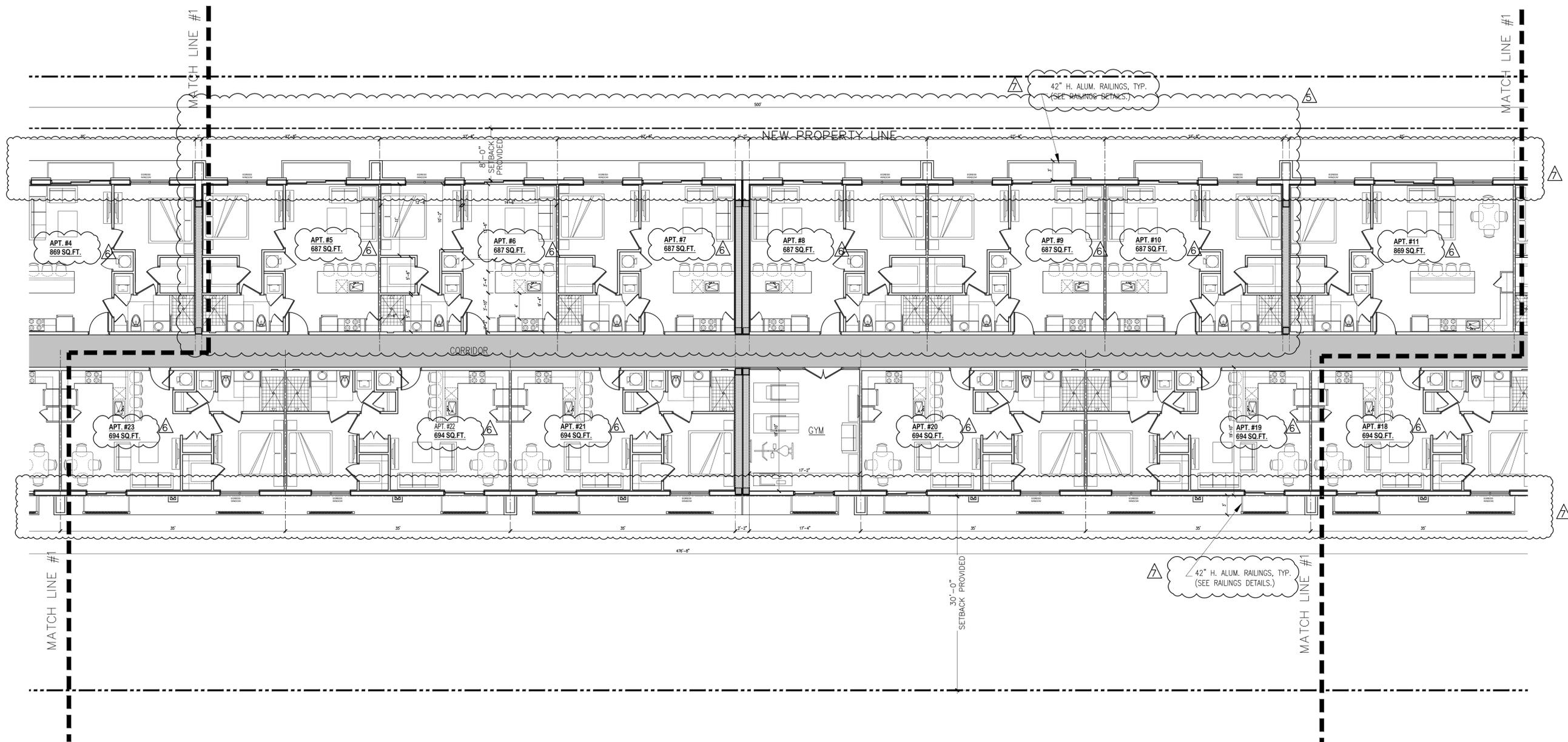
△ CANTILEVER BALCONIES
ENCROACH 3 FEET MAX. INTO
REQUIRED YARD SETBACK.

1 SECOND FLOOR KEY PLAN

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



NORTH



2 ENLARGED CENTER SIDE - SECOND FLOOR PLAN

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



NORTH

REVISION	BY:
△ 07/26/2023	M.J.G.
△ 12/11/2023	M.J.G.
△ 02/17/2024	M.J.G.
△ 03/18/2024	M.J.G.
△ 04/16/2024	M.J.G.

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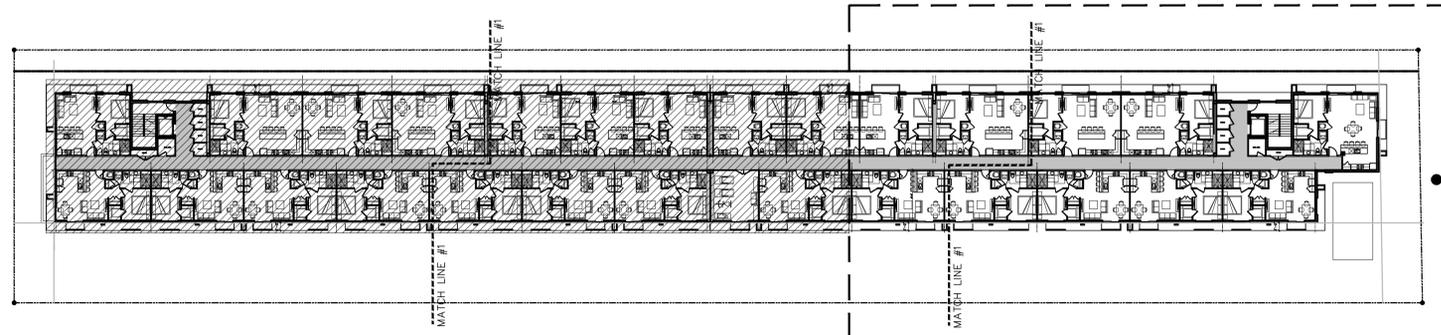


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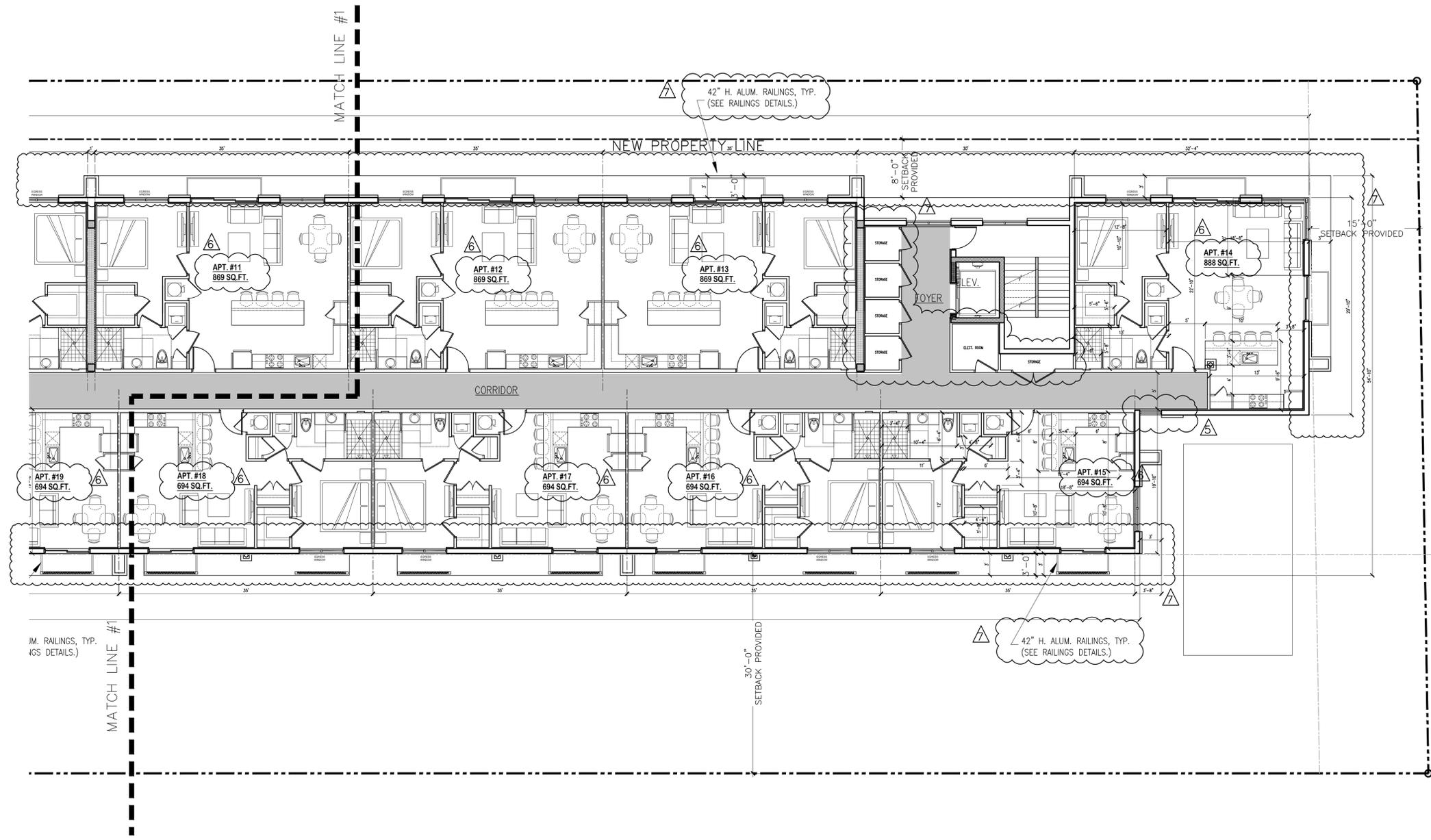
A-1.7
OF 1 SHEETS



ENLARGED AREA

CANTILEVER BALCONIES
ENCROACH 3 FEET MAX. INTO
REQUIRED YARD SETBACK.

1 SECOND FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"



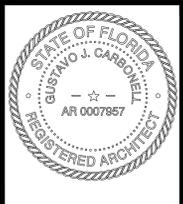
2 ENLARGED NORTH SIDE - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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03/18/2024	M.J.G.
04/16/2024	M.J.G.

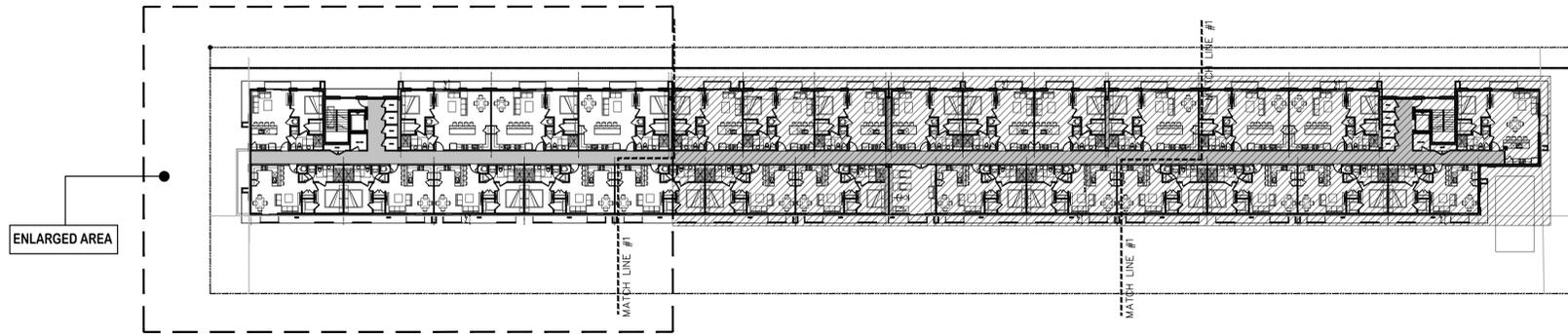
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A-1.8
OF 1 SHEETS



ENLARGED AREA

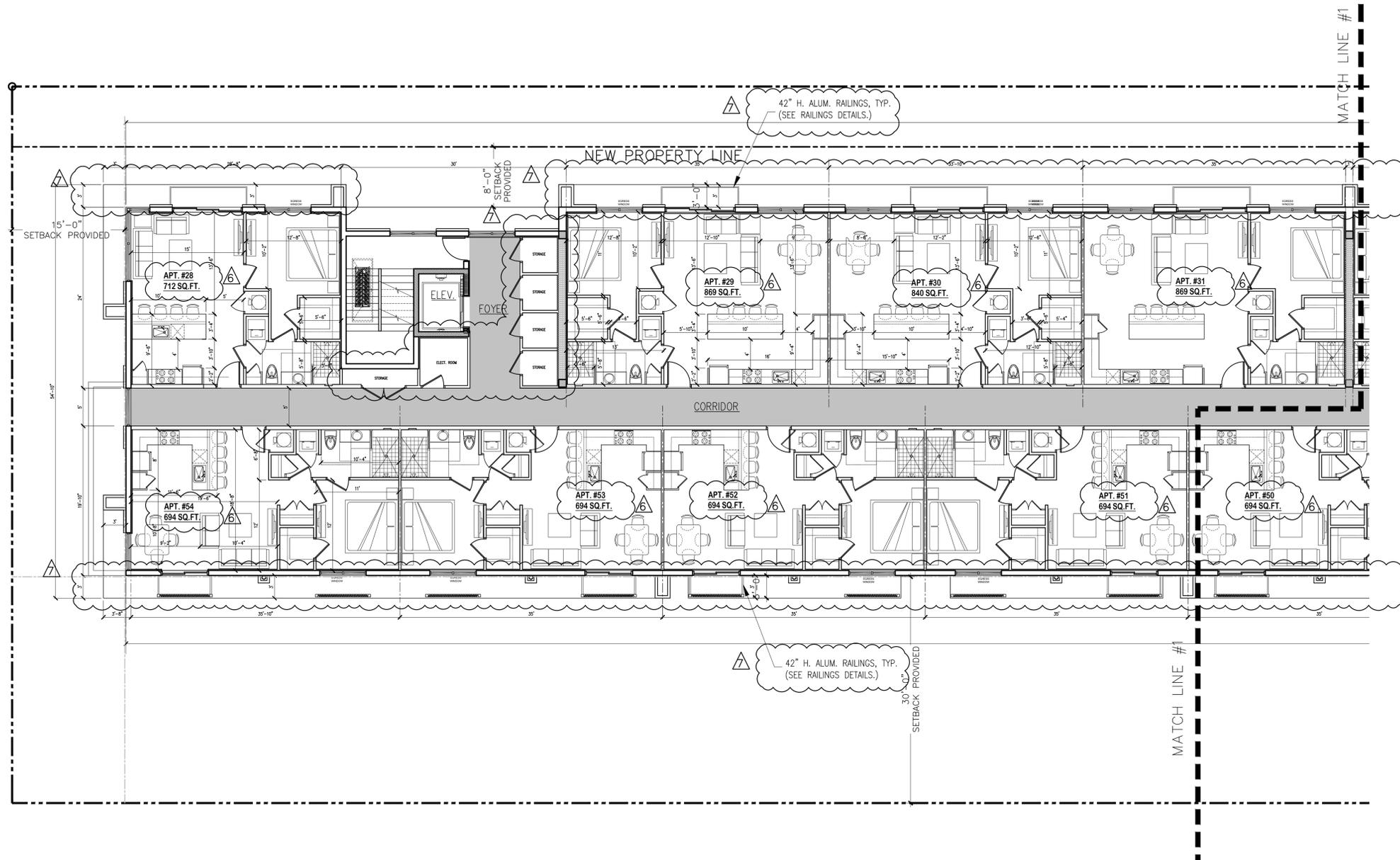
7
CANTILEVER BALCONIES
ENCROACH 3 FEET MAX. INTO
REQUIRED YARD SETBACK.

1 THIRD FLOOR KEY PLAN

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



NORTH



2 ENLARGED SOUTH SIDE - THIRD FLOOR PLAN

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



NORTH

REVISION	BY:
2	07/26/2023 M.J.G.
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6	03/18/2024 M.J.G.
7	04/16/2024 M.J.G.

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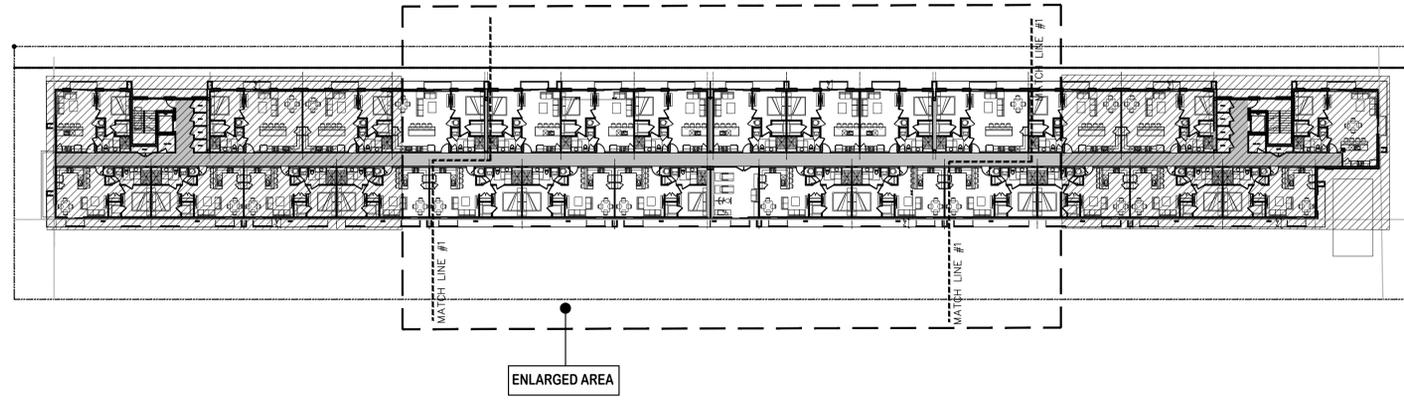


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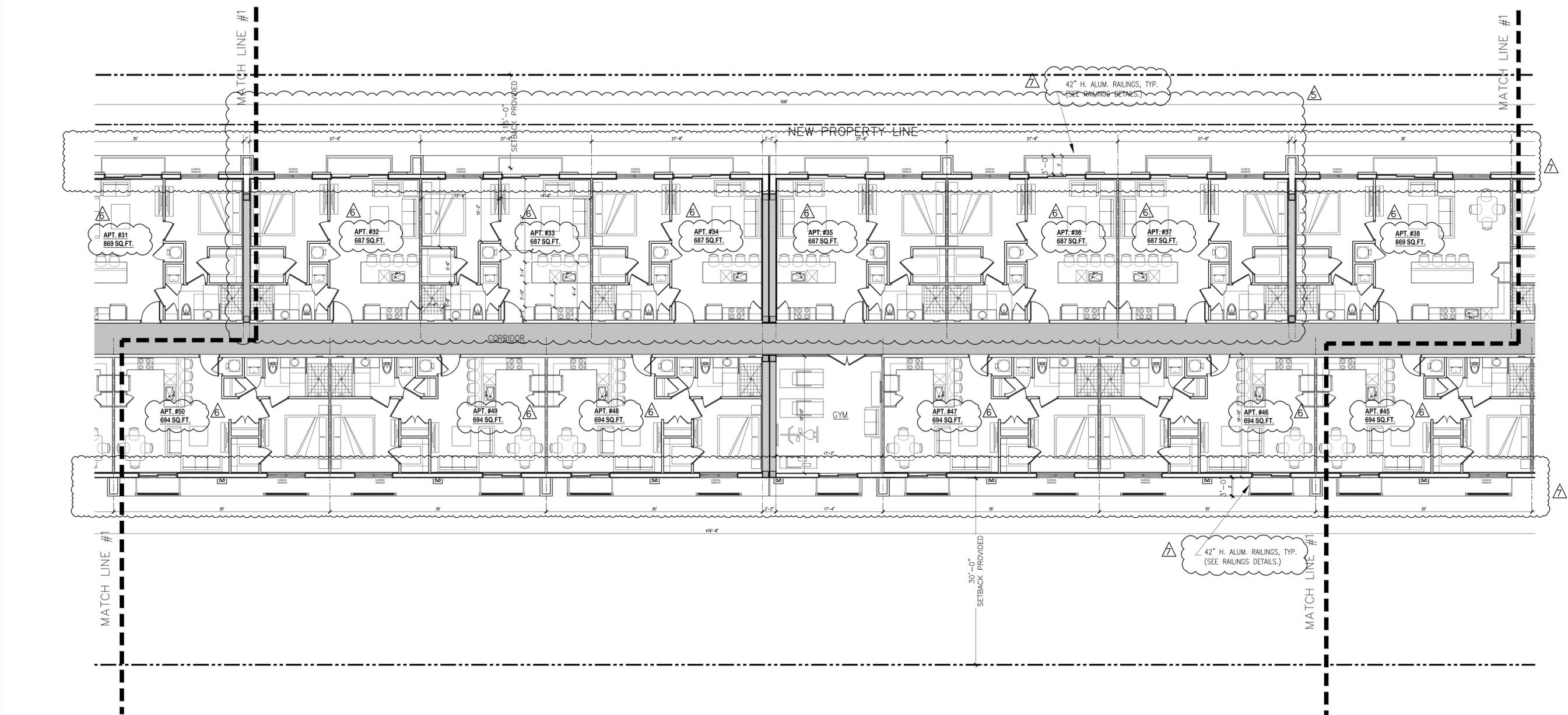
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DATE	DEC. 2021
SCALE	AS NOTED
JOB. NO.	21-054

A-1.9
OF 1 SHEETS



△ CANTILEVER BALCONIES
ENCROACH 3 FEET MAX. INTO
REQUIRED YARD SETBACK.

1 SECOND FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"



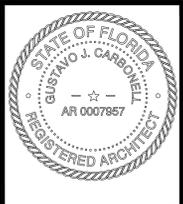
2 ENLARGED CENTER SIDE - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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△ 12/11/2023	M.J.G.
△ 02/17/2024	M.J.G.
△ 03/18/2024	M.J.G.
△ 04/16/2024	M.J.G.

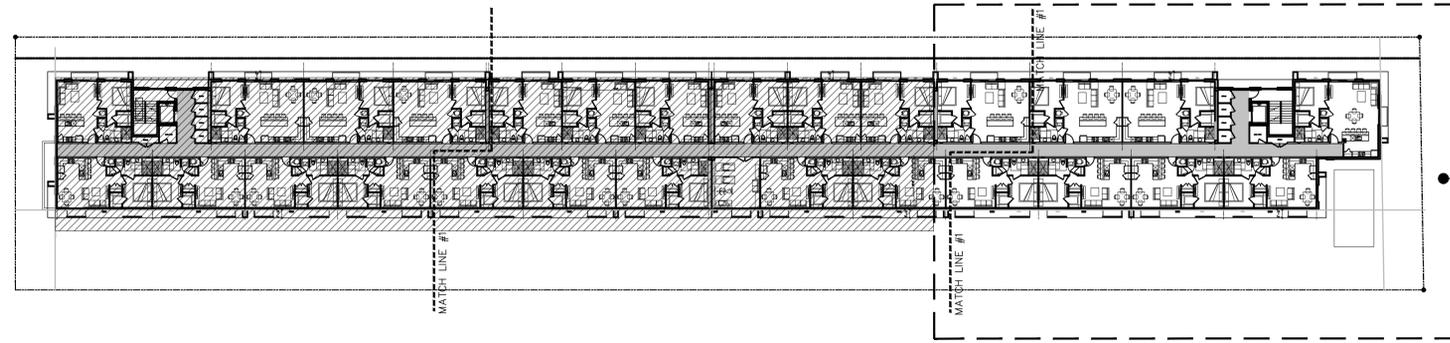
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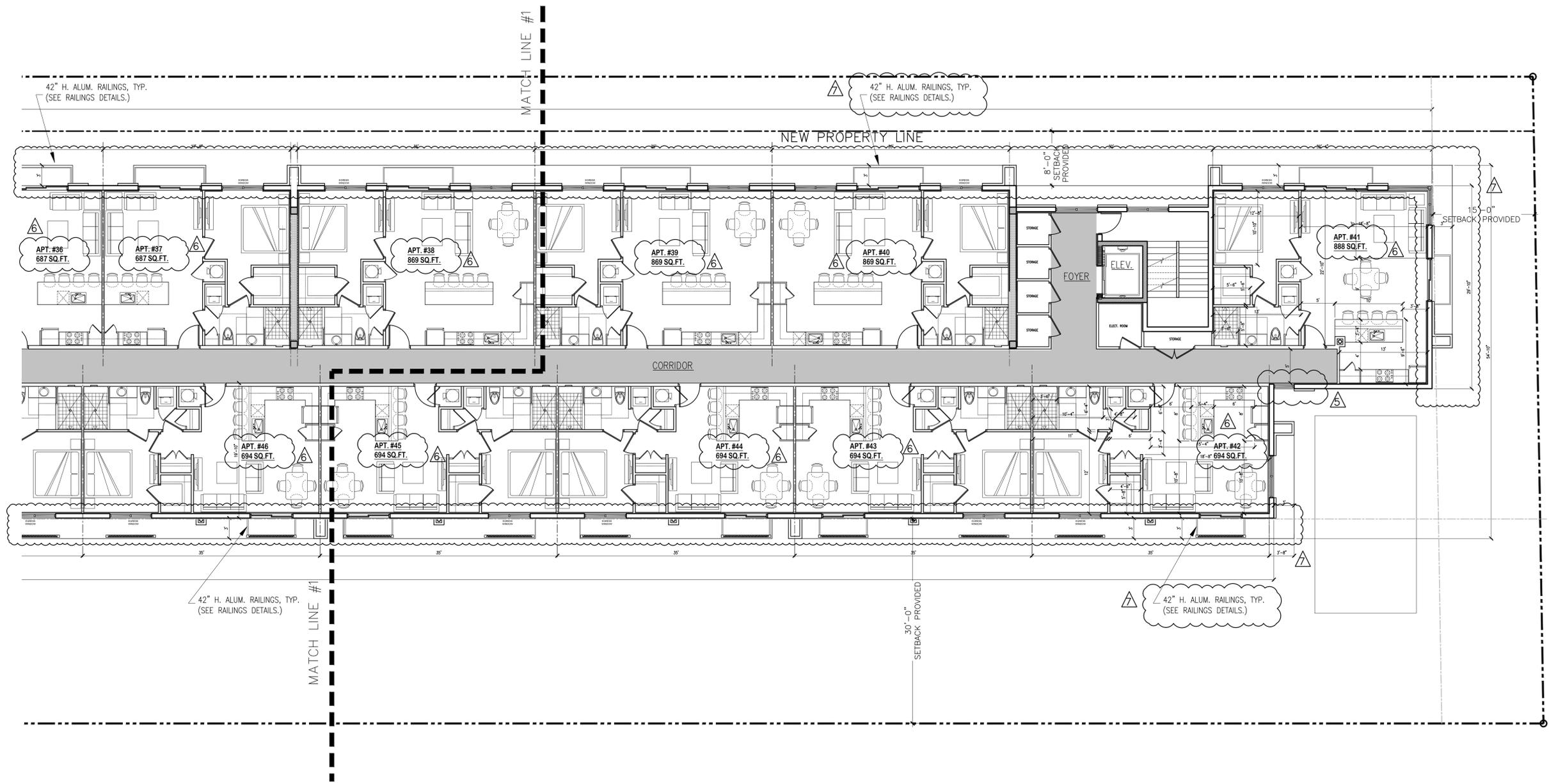


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JOB. NO.	21-054

A-1.10
OF 1 SHEETS



1 SECOND FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"



2 ENLARGED NORTH SIDE - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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12/11/2023	M.J.G.
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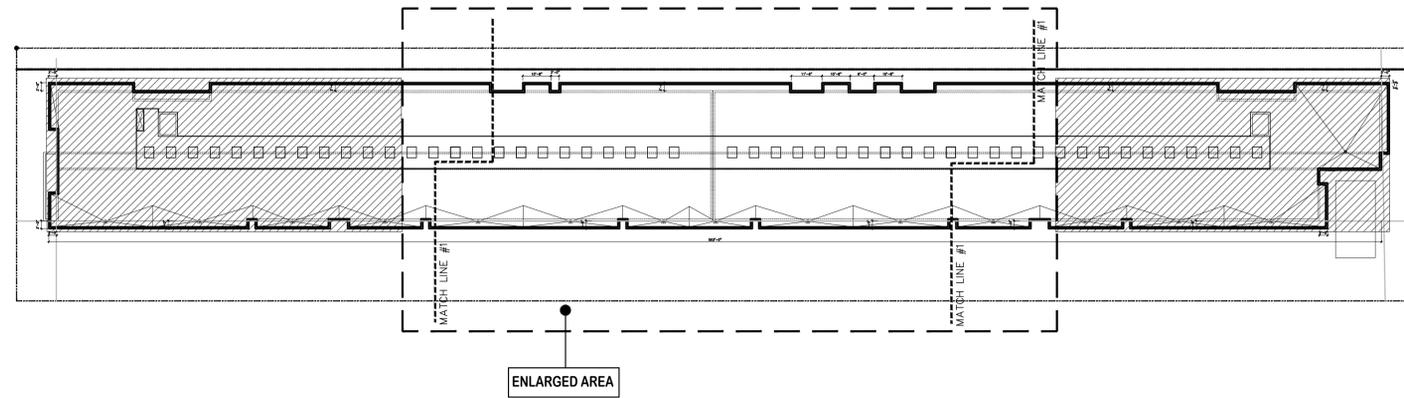


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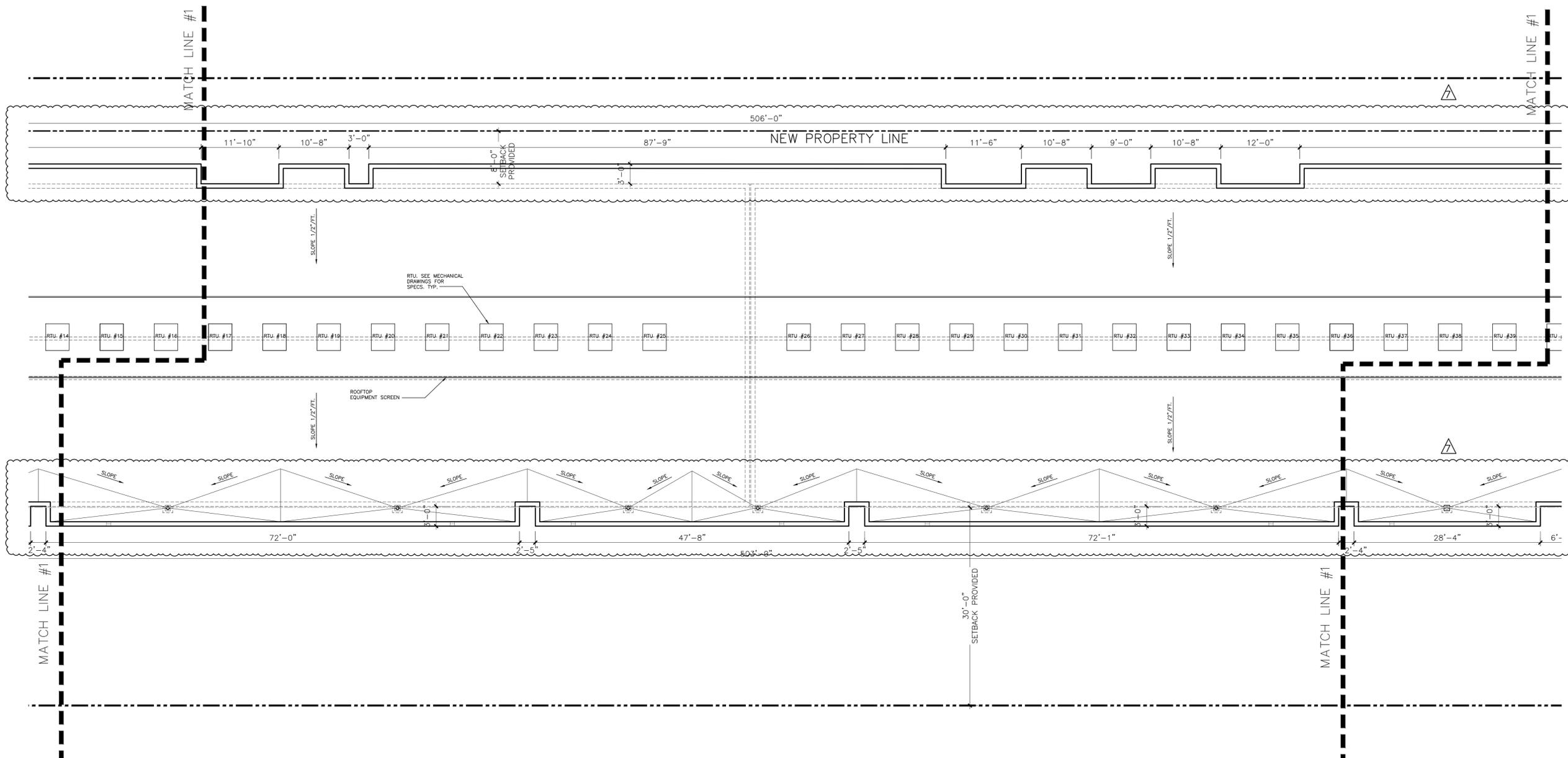
A-1.11
OF 1 SHEETS



CANTILEVER BALCONIES
ENCROACH 3 FEET MAX. INTO
REQUIRED YARD SETBACK.

1 SECOND FLOOR KEY PLAN

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



2 ENLARGED CENTER SIDE - ROOF PLAN

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



REVISION	BY:
12/11/2023	M.J.G.
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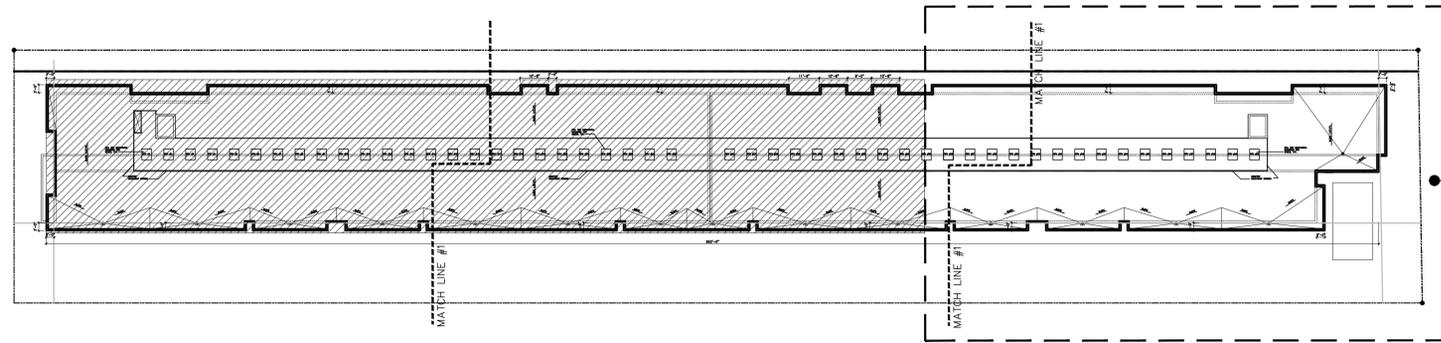


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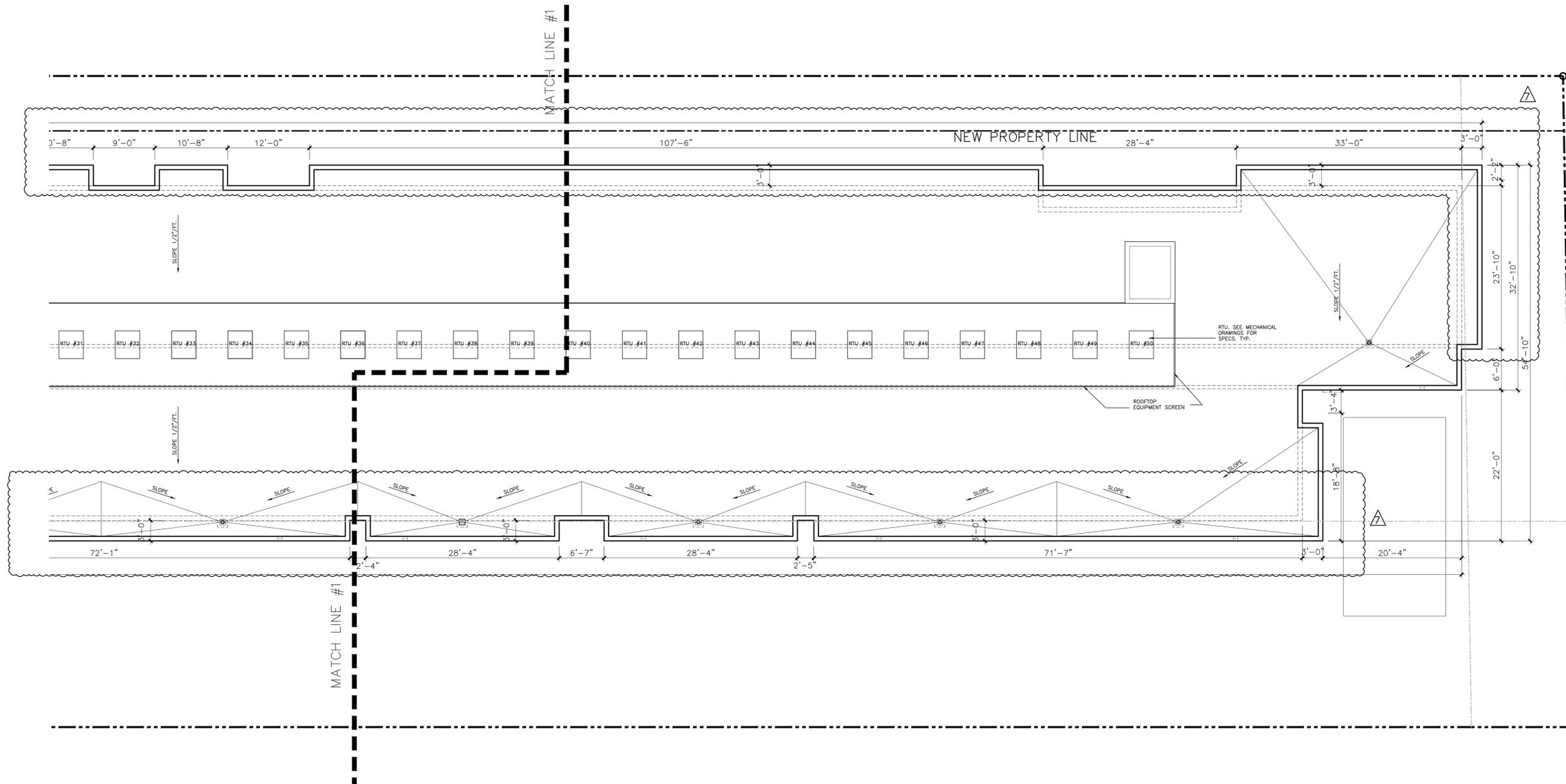


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A-1.13
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1 SECOND FLOOR KEY PLAN
SCALE: 1/32" = 1'-0"



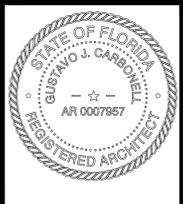
2 ENLARGED NORTH SIDE - ROOF PLAN
SCALE: 1/8" = 1'-0"



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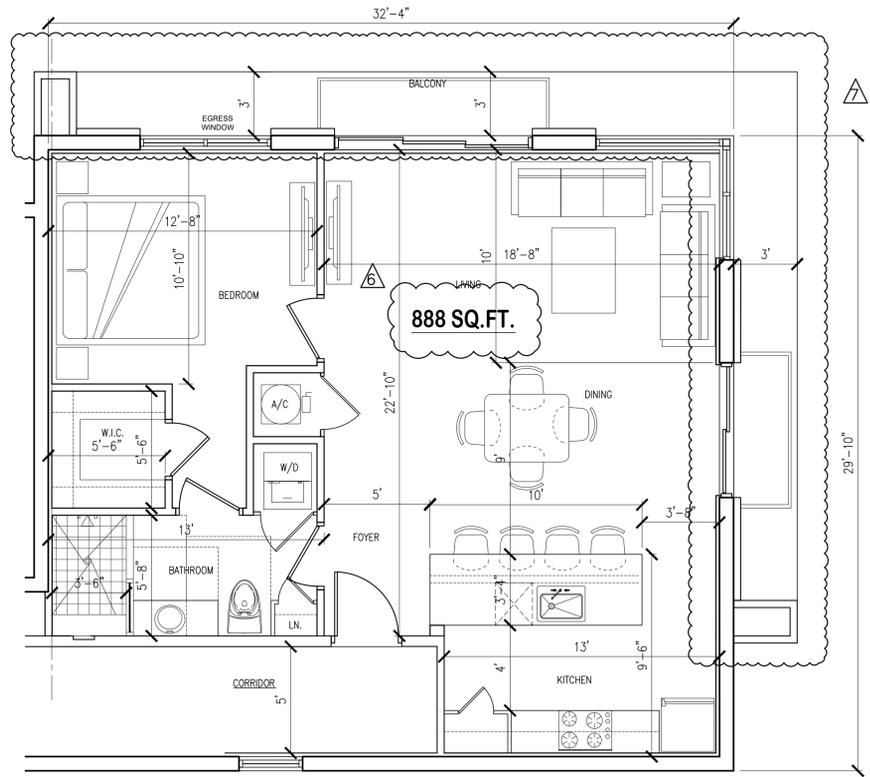
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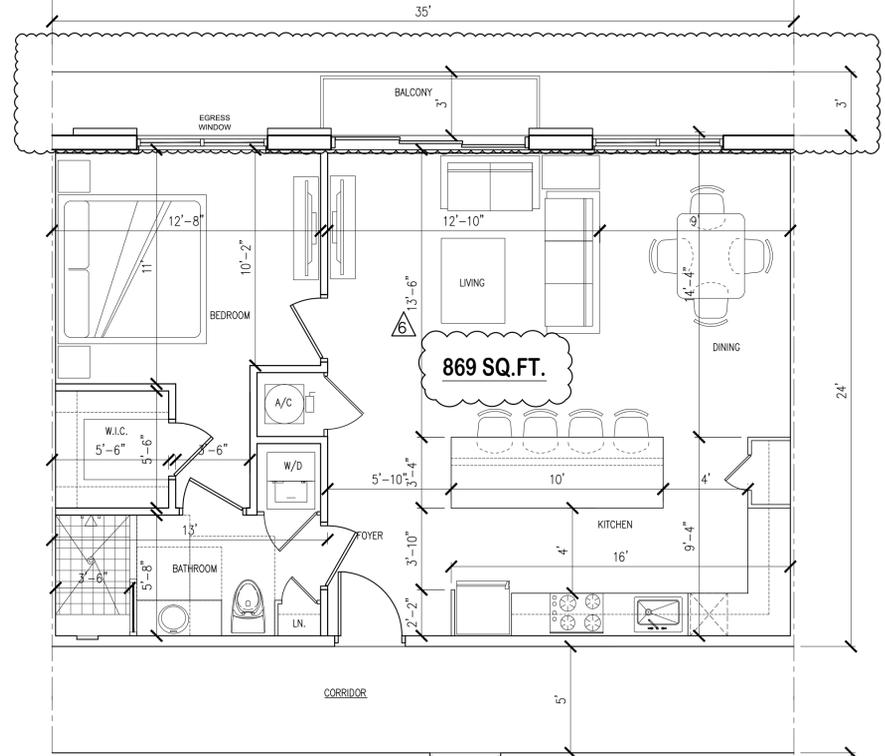
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OF 1	SHEETS

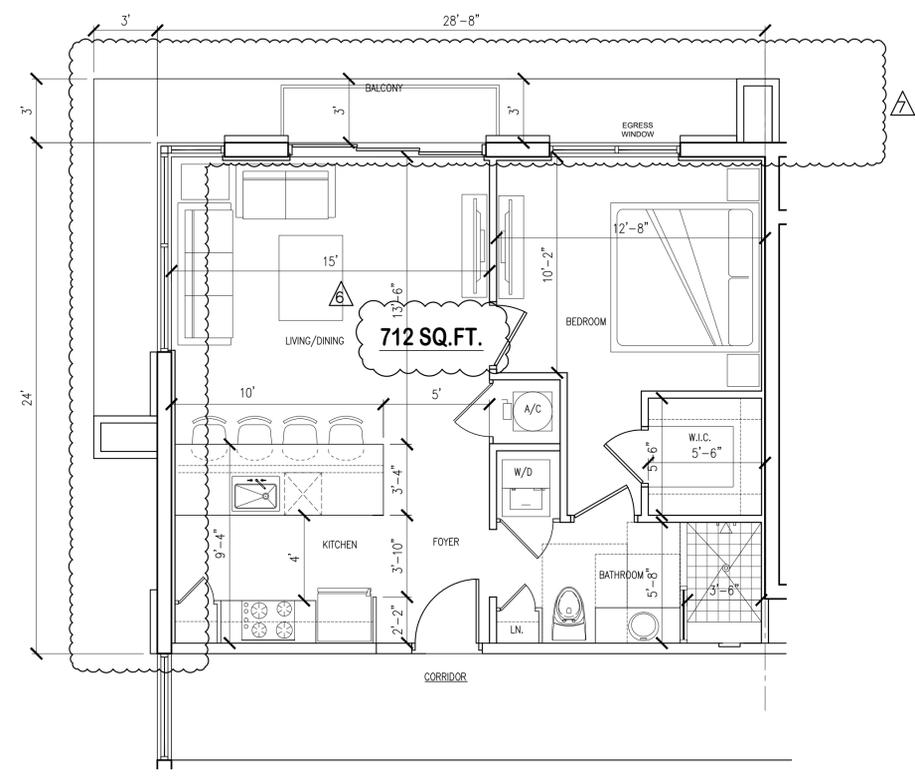


3 NORTH END - APT. #14 & APT. #41

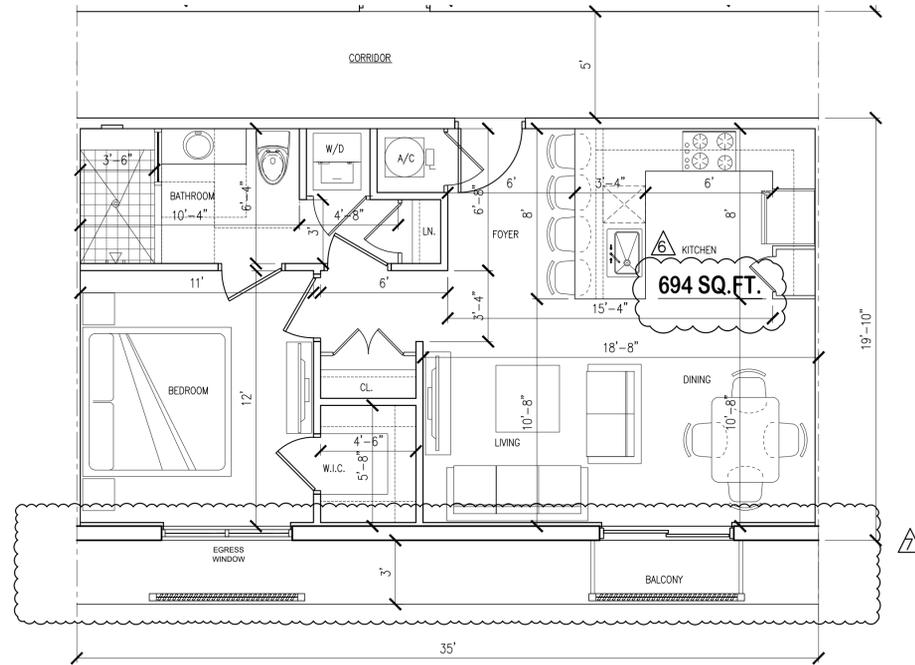


4 TYP. ONE BEDROOM FROM APT. #15 TO APT. # 27 & FROM APT. #42 TO APT. # 54

CANTILEVER BALCONIES
 ENCROACH 3 FEET MAX. INTO
 REQUIRED YARD SETBACK.



1 SOUTH END UNIT - APT. #1 & APT. #28



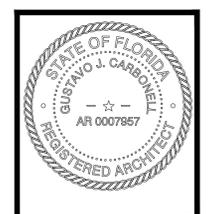
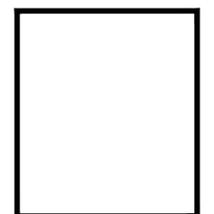
2 TYP. ONE BEDROOM- APT. #2, #4, #11, #12, #13, & APT. #29, #31, #38, #39, #40



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 (954) 462-6565
 Member American Institute of Architects
 FLORIDA REGISTRATION NO. 0007957

PROPOSED MULTIFAMILY MIXED USED FOR:
2916 INVESTMENTS LLC.
 2916-2980 N ANDREWS AVENUE
 WILTON MANORS, FL 33311

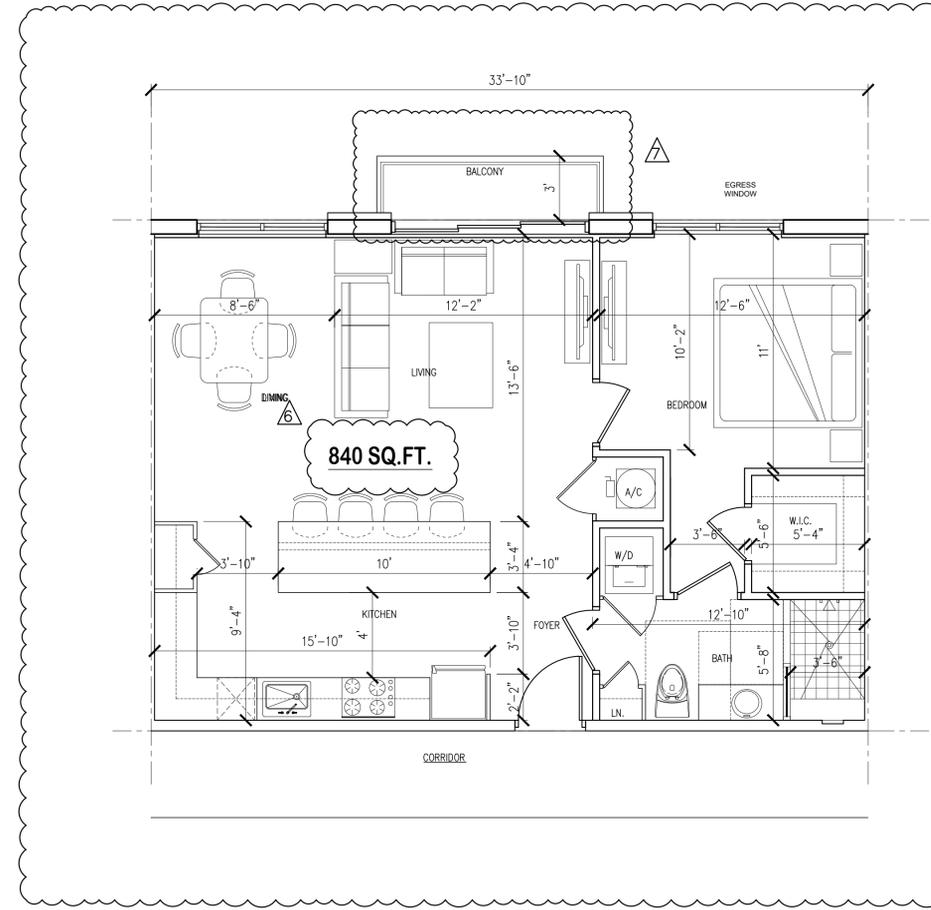


DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	DEC. 2021
SCALE	AS NOTED
JOB NO.	21-054

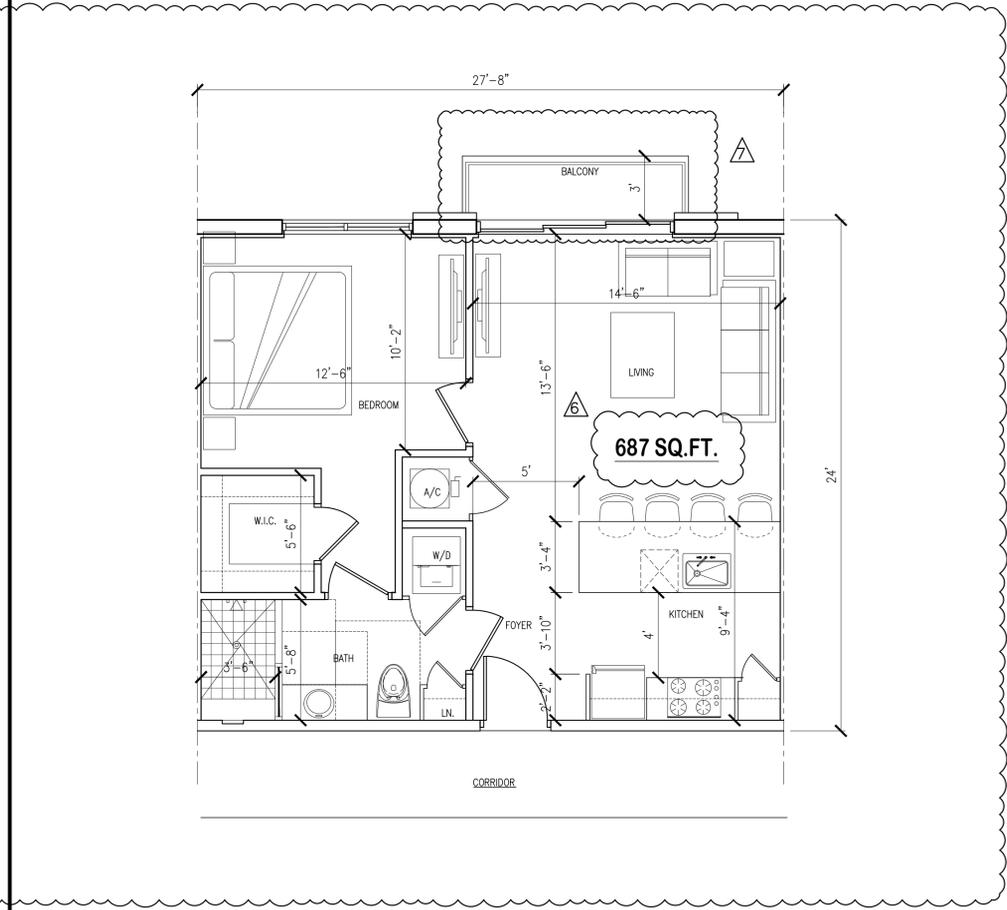
A-1.16
 OF 1 SHEETS

1st. FLOOR COMMON AREAS	SQ. FT.
RESTAURANT/COMMERCIAL	1,900 SQ.FT.
FOYER, ELEV. & STAIR	2,346 SQ.FT.
2nd. FLOOR APARTMENTS	SQ. FT.
FOYER, ELEV. & STAIR	1,406 SQ.FT.
GYM	360 SQ.FT.
APT. #1	712 SQ.FT.
APT. #2	869 SQ.FT.
APT. #3	840 SQ.FT.
APT. #4	869 SQ.FT.
APT. #5	687 SQ.FT.
APT. #6	687 SQ.FT.
APT. #7	687 SQ.FT.
APT. #8	687 SQ.FT.
APT. #9	687 SQ.FT.
APT. #10	687 SQ.FT.
APT. #11	869 SQ.FT.
APT. #12	869 SQ.FT.
APT. #13	869 SQ.FT.
APT. #14	888 SQ.FT.
APT. #15	694 SQ.FT.
APT. #16	694 SQ.FT.
APT. #17	694 SQ.FT.
APT. #18	694 SQ.FT.
APT. #19	694 SQ.FT.
APT. #20	694 SQ.FT.
APT. #21	694 SQ.FT.
APT. #22	694 SQ.FT.
APT. #23	694 SQ.FT.
APT. #24	694 SQ.FT.
APT. #25	694 SQ.FT.
APT. #26	694 SQ.FT.
APT. #27	694 SQ.FT.
3rd. FLOOR APARTMENTS	SQ. FT.
FOYER, ELEV. & STAIR	1,406 SQ.FT.
GYM	360 SQ.FT.
APT. #28	712 SQ.FT.
APT. #29	869 SQ.FT.
APT. #30	840 SQ.FT.
APT. #31	869 SQ.FT.
APT. #32	687 SQ.FT.
APT. #33	687 SQ.FT.
APT. #34	687 SQ.FT.
APT. #35	687 SQ.FT.
APT. #36	687 SQ.FT.
APT. #37	687 SQ.FT.
APT. #38	869 SQ.FT.
APT. #39	869 SQ.FT.
APT. #40	869 SQ.FT.
APT. #41	888 SQ.FT.
APT. #42	694 SQ.FT.
APT. #43	694 SQ.FT.
APT. #44	694 SQ.FT.
APT. #45	694 SQ.FT.
APT. #46	694 SQ.FT.
APT. #47	694 SQ.FT.
APT. #48	694 SQ.FT.
APT. #49	694 SQ.FT.
APT. #50	694 SQ.FT.
APT. #51	694 SQ.FT.
APT. #52	694 SQ.FT.
APT. #53	694 SQ.FT.
APT. #54	694 SQ.FT.

CANTILEVER BALCONIES
 ENCROACH 3 FEET MAX. INTO
 REQUIRED YARD SETBACK.

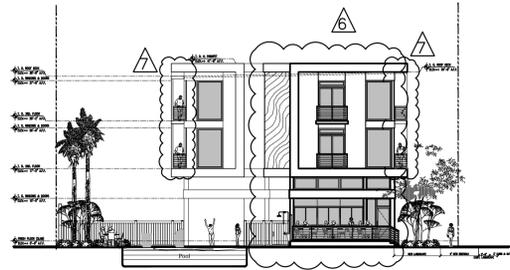


1 TYP. ONE BEDROOM APT. #3, & APT. #30
 SCALE: 1/4" = 1'-0"

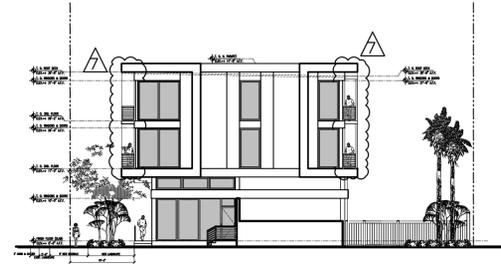


2 TYP. ONE BEDROOM FROM APT. #5 TO APT. #10 & FROM APT. #32 TO APT. #37
 SCALE: 1/4" = 1'-0"

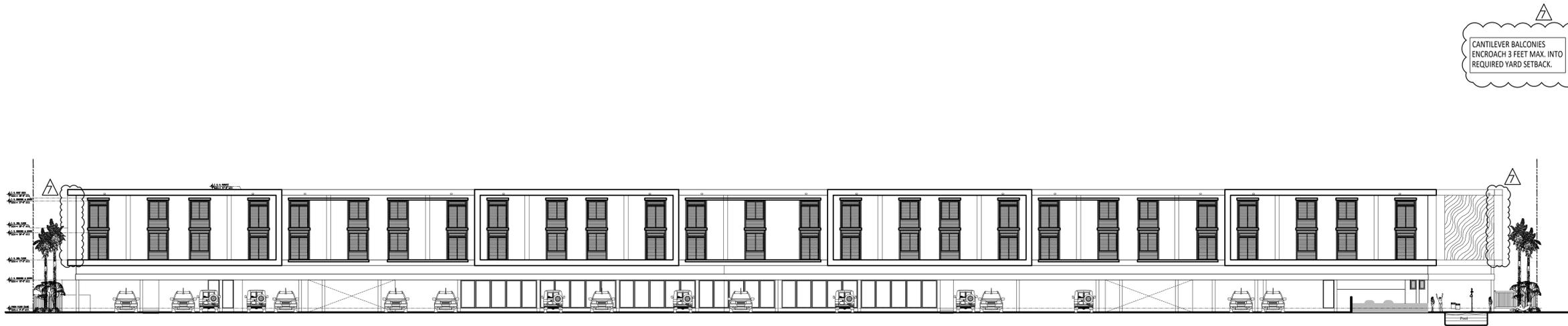




4 NORTH ELEVATION
SCALE: 1" = 20'-0"



3 SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"



1 WEST ELEVATION
SCALE: 1" = 20'-0"

REVISION	BY:
4	12/11/2023 M.J.G.
3	02/17/2024 M.J.G.
2	03/18/2024 M.J.G.
1	04/16/2024 M.J.G.

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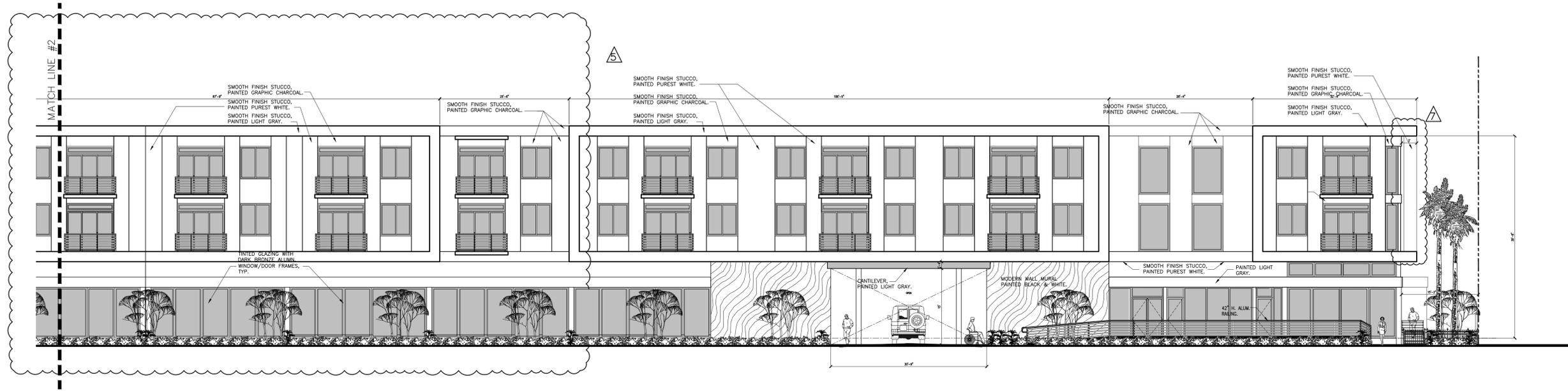
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A-2.0
OF 1 SHEETS

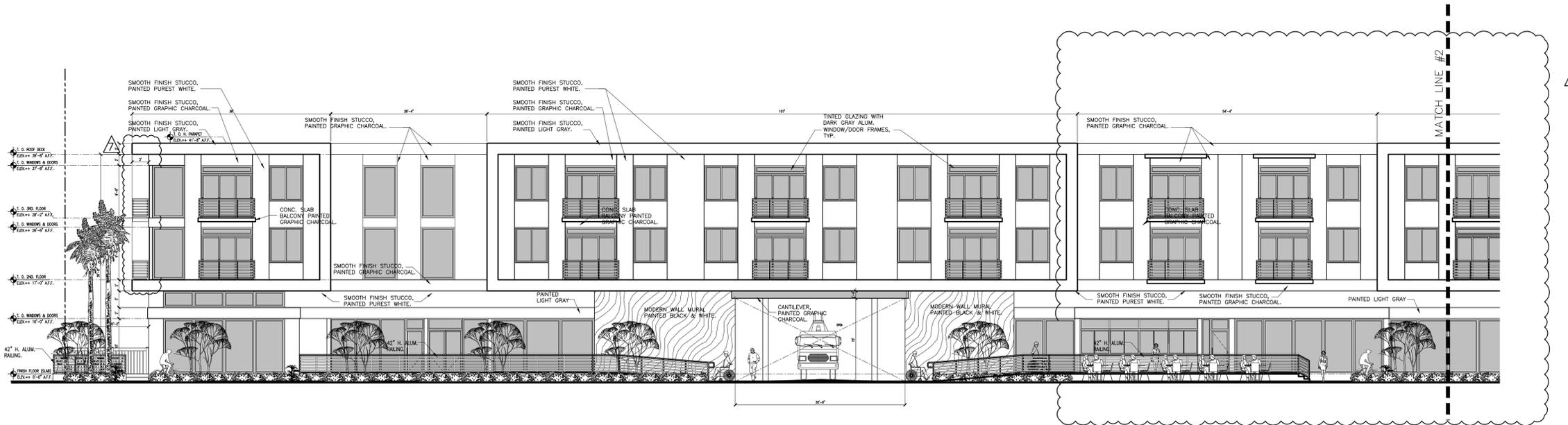


CANTILEVER BALCONIES ENCRDACH 3 FEET MAX. INTO REQUIRED YARD SETBACK.

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



2 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

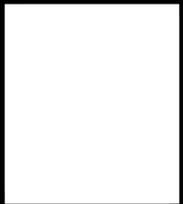


1 PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"

REVISION	BY:
4	12/11/2023 M.J.G.
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6	04/16/2024 M.J.G.

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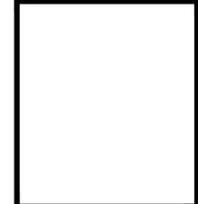
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A-2.1	
OF 1	SHEETS

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3	02/17/2024	M.J.G.
2	04/16/2024	M.J.G.

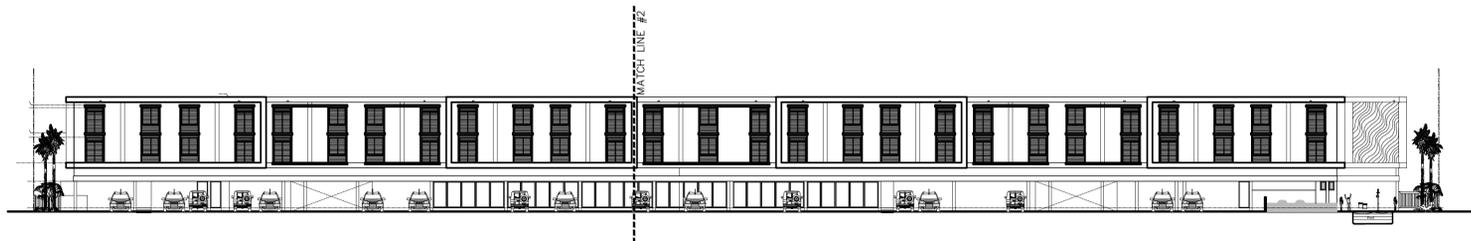
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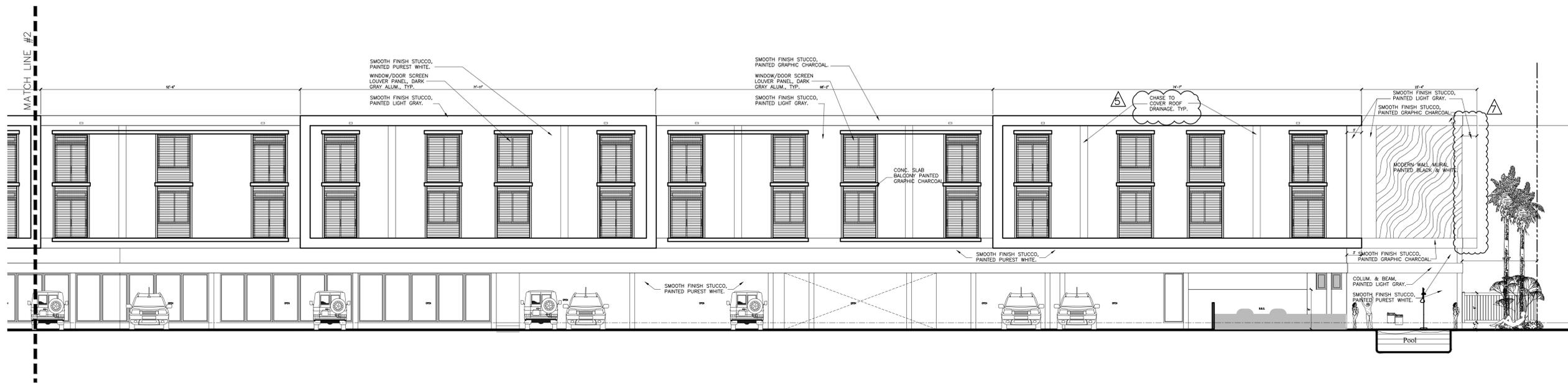


DRAWN	M.J.G.
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A-2.2	
OF 1	SHEETS

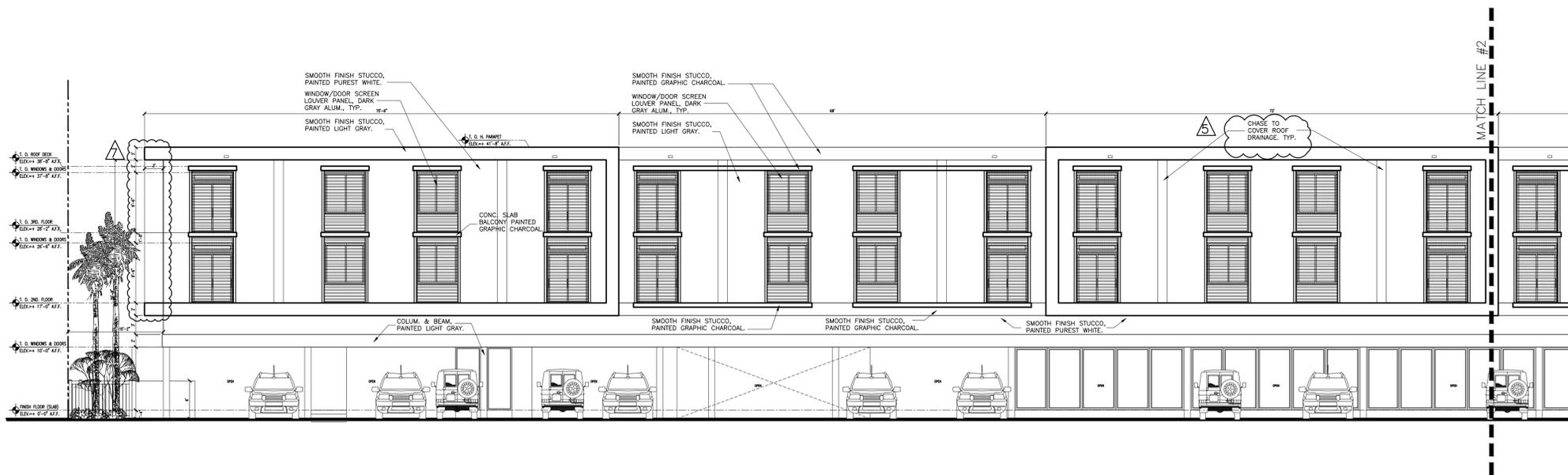


CANTILEVER BALCONIES
 ENCROACH 3 FEET MAX. INTO
 REQUIRED YARD SETBACK.

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



2 PARTIAL EAST ELEVATION
 SCALE: 1/8" = 1'-0"

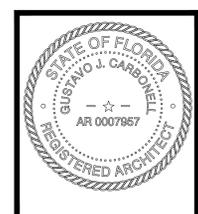
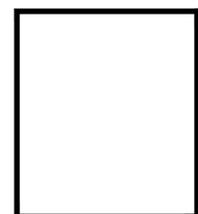


1 PARTIAL EAST ELEVATION
 SCALE: 1/8" = 1'-0"

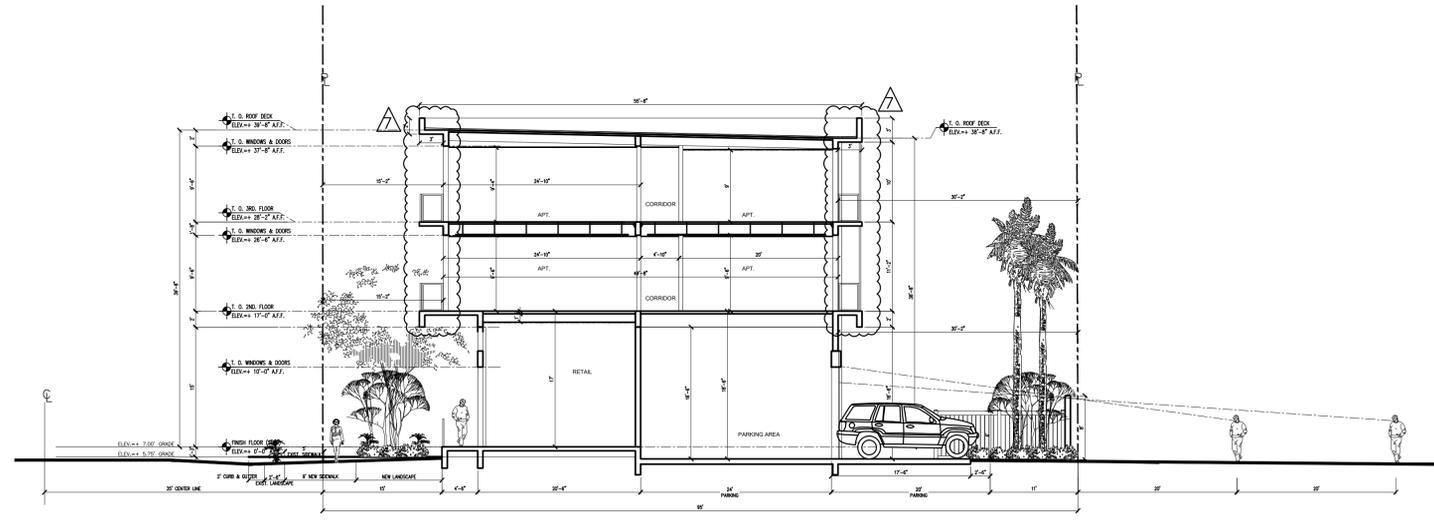
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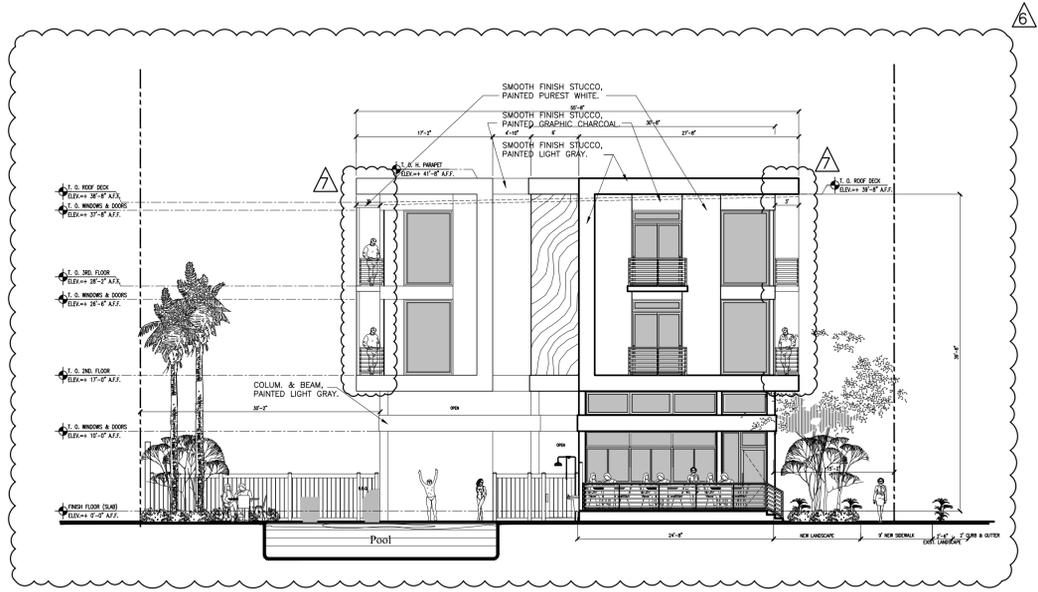


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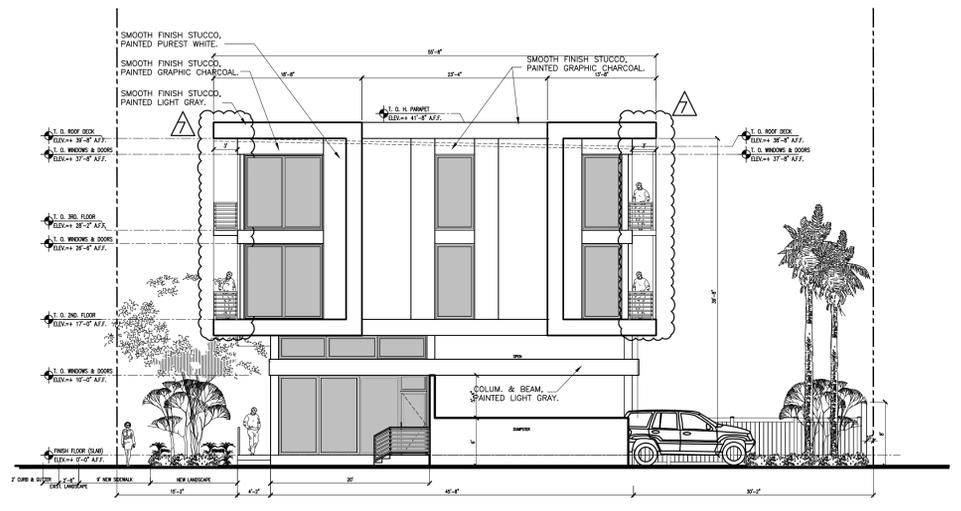


CANTILEVER BALCONIES
 ENCROACH 3 FEET MAX. INTO
 REQUIRED YARD SETBACK.

4 CONCEPTUAL SECTION
 SCALE: 1/8" = 1'-0"



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



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"











