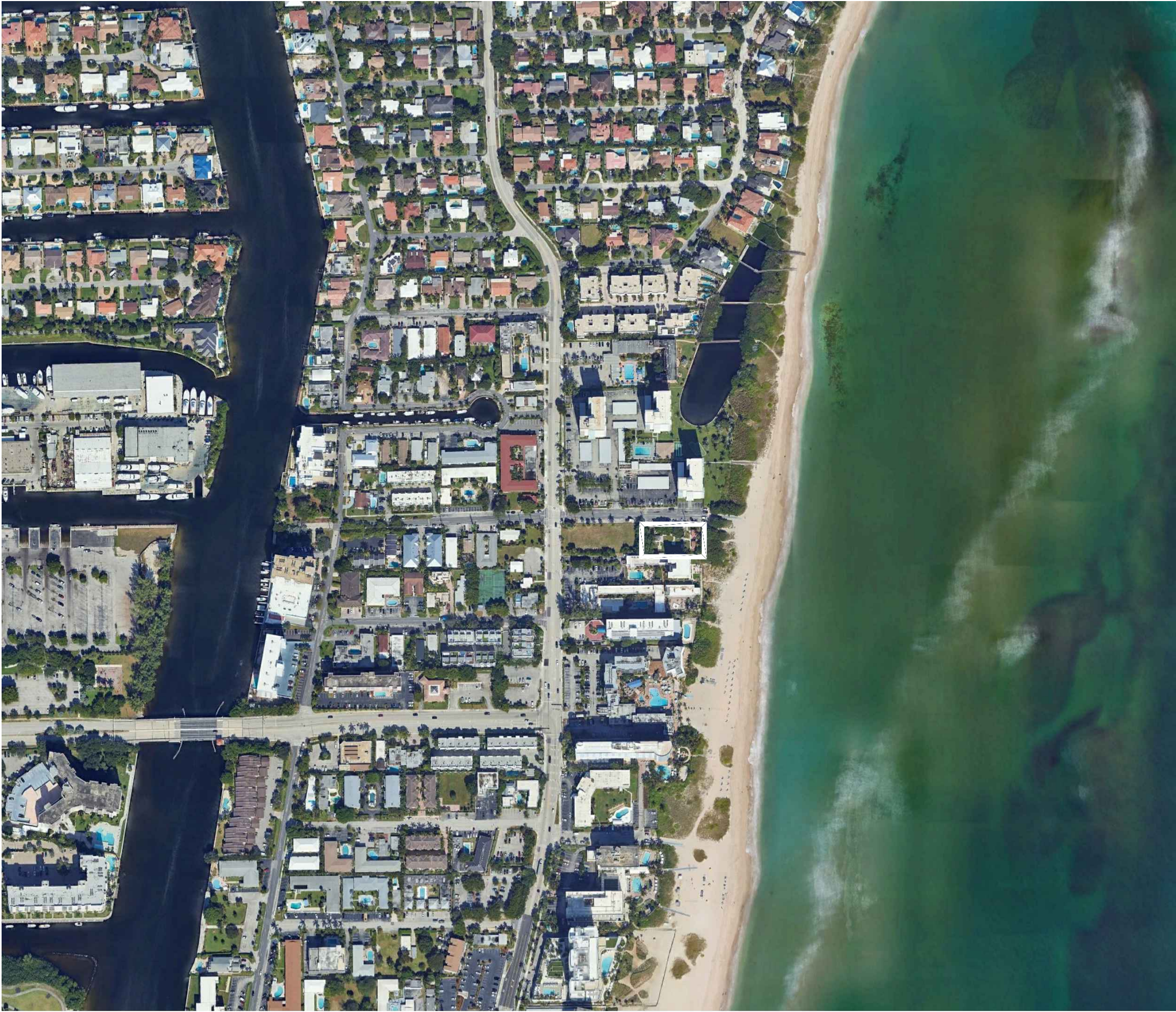


NORTH OCEAN PARK
Pompano Beach, FL

DRC Submission Rev. 1
November 13th, 2024



RESPONSIBILITY CLAUSE

- 1. PRIOR TO SUBMITTING A BID, EACH CONTRACTOR SHALL VISIT THE SITE OF THE PROPOSED WORK TO BECOME FULLY ACQUAINTED WITH THE CONDITIONS AS THEY EXIST. CONTRACTOR SHALL ACCEPT THE CONDITIONS AS THEY EXIST. CONTRACTOR SHALL INCLUDE ALL WORK SHOWN, SPECIFIED AND IMPLIED IN THE DRAWINGS AND SPECIFICATIONS IN BID TO DO A COMPLETE JOB TO THE SATISFACTION OF THE OWNER.
- 2. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF LAYOUTS AND OTHER DATA SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, LAYOUTS AND THE EXACT CONDITIONS OF THE SITE.
- 3. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO CONSTRUCTION DETAILS AND WORK QUANTITIES. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH FIELD CONDITIONS AS DISCOVERED.
- 4. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE PROPER PROTECTION OF EXISTING STRUCTURES, PARTICULARLY EXISTING TREES, PLANTING, PAVEMENTS, UTILITIES, AND STRUCTURES WHICH ARE TO REMAIN DURING CONSTRUCTION AND FOR THE LIFE OF THE CONTRACT. ANY STRUCTURES FOUND TO BE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE OWNER'S INSPECTOR TO THE COMPLETE SATISFACTION OF THE OWNER AND AT THE CONTRACTOR'S EXPENSE.
- 5. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE FACT THAT, DUE TO THE NATURE OF SITE RECONSTRUCTION PROJECTS, THE EXACT EXTENT OF RECONSTRUCTION WORK CAN NOT ALWAYS BE ACCURATELY DETERMINED PRIOR TO THE COMMENCEMENT OF WORK. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO CONSTRUCTION DETAILS AND WORK QUANTITIES. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH FIELD CONDITIONS AS DISCOVERED.
- 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TYPE, SIZE, WEIGHT AND RELATED OPERATIONAL PARAMETERS OF EQUIPMENT THAT MAY BE SAFELY USED THROUGHOUT THE COURSE OF THE WORK.
- 7. THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR THE IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ACCORDING TO THE CONTRACT DRAWINGS.

GENERAL NOTES

- 1. CONTRACTOR TO FULLY REVIEW SPECIFICATIONS PRIOR TO ANY WORK ON SITE.
- 2. CONTRACTOR TO COORDINATE ALL WORK WITH THE EXISTING AND ADJACENT PROPERTY OWNERS - REPAIR AND MAKE GOOD ANY AND ALL DAMAGES.
- 3. ALL MATERIALS, CONSTRUCTION METHODS AND WORKMANSHIP SHALL BE EXECUTED IN FULL COMPLIANCE WITH THE APPLICABLE PROVISIONS OF ALL LAWS, BY-LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES AND CITY AND STATE OF NEW YORK BEARING ON THE PERFORMANCE AND EXECUTION OF THE WORK.
- 4. DIMENSIONS AND LOCATIONS OF EXISTING ABOVE AND BELOW GROUND STRUCTURES AND UTILITIES SHOWN IN THESE DOCUMENTS ARE ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND DIMENSIONS OF ALL STRUCTURES AFFECTED BY THE WORK AS FOUND IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK. DISCREPANCIES IN THE FIELD AND / OR PLAN THAT MAY AFFECT THE CONTRACT SHALL BE BROUGHT IMMEDIATELY TO THE CONSTRUCTION MANAGERS ATTENTION. LOCATION OF UTILITIES ARE SHOWN PER PHYSICAL FEATURES FOUND, RECORD INFORMATION OBTAINED, AND MARKINGS PLACED BY UTILITY COMPANIES. THE EXACT LOCATION OR COMPLETENESS OF UTILITY INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 5. ANY MATERIALS DELIVERED OR WORK PERFORMED CONTRARY TO THE DRAWINGS, SPECIFICATIONS AND APPROVED SHOP DRAWINGS SHALL BE REMOVED BY THE CONTRACTOR AT THEIR OWN EXPENSE, AND THE SAME SHALL BE REPLACED WITH OTHER MATERIALS OR WORK SATISFACTORY TO THE LANDSCAPE ARCHITECT AND IN CONFORMANCE WITH CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO ASSUME THE COST OF REPLACING THE WORK WHICH MAY BE DISTURBED.
- 6. THE CONTRACTOR SHALL KEEP THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT INFORMED OF THE PROGRESS OF HIS/HER WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL DULY INSPECTED AND APPROVED. SHOULD UNINSPECTED WORK BE COVERED, THE CONTRACTOR SHALL, AT HIS/HER EXPENSE, UNDERCOVER ALL SUCH WORK SO THAT IT BE PROPERLY INSPECTED AND AFTER SUCH INSPECTION, HE / SHE SHALL PROPERLY REPAIR AND REPLACE WORK.
- 7. ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE LANDSCAPE ARCHITECT AND ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- 8. THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE OR RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER WASTE OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY.
- 9. SHOULD CONTRACTOR REQUIRE MOVING SITE PERIMETER FENCE OR ACCESS TO AREA OUTSIDE OF PERIMETER FENCE, THE CONTRACTOR SHALL NOTIFY OWNER AT LEAST 72 HOURS BEFORE AND OBTAIN WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE.

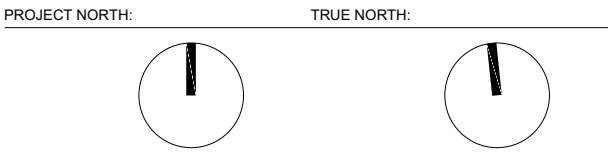
SHEET LIST

100	S1	TOPOGRAPHIC SURVEY	710	L	210	LANDSCAPE NOTES
			720	L	300	HARDSCAPE PLAN
			730	L	310	HARDSCAPE DETAILS
101	L	101 ILLUSTRATIVE PLAN	731	L	311	HARDSCAPE DETAILS
102	L	102 PARK 3D OVERVIEW	750	L	500	TREE PLANTING PLAN
103	L	103 ARTIST IMPRESSIONS	760	L	510	UNDERSTORY PLANTING PLAN
104	L	104 EDGE CONDITIONS	770	L	520	PLANTING PALETTE
110	L	110 LANDSCAPE PLAN	780	L	530	LANDSCAPE DETAILS
120	L	120 SITE LAYOUT PLAN	790	L	600	IRRIGATION PLAN
121	L	121 PARKING LAYOUT	791	L	601	IRRIGATION DETAILS
130	L	130 SITE SECTIONS	800	L	700	LIGHTING PLAN
131	L	131 SITE SECTIONS	810	L	800	FURNISHINGS PLAN
			820	L	810	FURNISHINGS CATALOG
200	A	100 WC FLOOR PLAN AND ROOF PLAN				
210	A	110 WC ELEVATIONS				
220	A	200 VERTICAL ELEMENTS - CANOPY				
230	A	210 VERTICAL ELEMENTS - COLLONADE				
240	A	211 VERTICAL ELEMENTS - COLLONADE				
	SP	101 SITE PLAN				
	SP	102 CPTED PLAN				
	GI	001 LEGENDS AND ABBREVIATIONS				
	GI	002 GENERAL CONSTRUCTION NOTES				
	GI	003 CONSTRUCTION SPECIFICATIONS				
	CD	101 DEMOLITION PLAN				
	CG	101 EROSION CONTROL PLAN				
	CG	501 EROSION AND CONTROL DETAILS				
	CP	101 PAVING, GRADING AND UTILITY PLAN				
	CP	501 PAVING, GRADING AND DRAINAGE DETAILS				
	CU	501 WATER AND SEWER DETAILS				
	CM	101 PAVEMENT MARKING AND SIGNAGE PLAN				
	CM	501 PAVEMENT MARKING AND SIGNAGE DETAILS				
700	L	200 TREE DISPOSITION PLAN				
701	L	201 SITE PREPARATION				
702	L	202 TREE DISPOSITION DETAILS				

PROJECT, ADDRESS AND OWNER:

NORTH OCEAN PARK

3424 NE 16th St.
POMPAÑO BEACH, FL | 33062



DEVELOPER:

Duet Property Development LLC
250 NE 25TH St. #203
Miami, FL 33128

LANDSCAPE ARCHITECT:
WEST 8 WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.
2133 Arch St., Suite 101
Philadelphia, PA 19103
t 347-371-2252

CIVIL ENGINEER:
KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
t 954-788-3400

ARCHITECT:
G3 LLC
975 Arthur Godfrey rd., suite 401
Miami Beach, FL 33140
t 305-763-8471

IRRIGATION:
GSLA DESIGN, INC.
17670 NW 78th Avenue, Suite 214
Miami, FL 33015
t 305-392-1016

No.	DESCRIPTION:	DATE:
1	DRC APPLICATION	06/11/2024
2	DRC APPLICATION REV.1	11/13/2024

NOT FOR CONSTRUCTION
Discrepancies must be reported immediately to the Architect before proceeding.
Only figured dimensions are to be used.
Contractors must check all dimensions on site.

CONSULTANT:
WEST 8 WEST 8 URBAN DESIGN & LANDSCAPE ARCHITECTURE P.C.

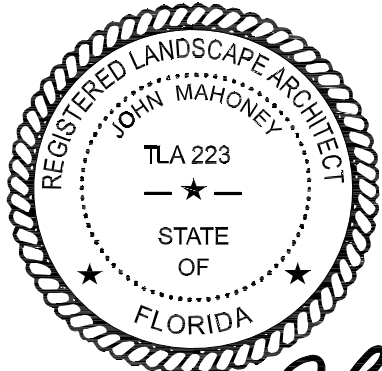
DRAWING TITLE:

LANDSCAPE COVER SHEET

SHEET NO.:

001-L-001

SEAL:



SIGNATURE:

Handwritten signature of John Mahoney.

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

DRC
PZ22-12000012
12/18/2024