



PROJECT, ADDRESS AND OWNER:

NORTH OCEAN PARK

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

PROJECT NORTH TRUE NORTH

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
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: SCALE: 1"=10'

LANDSCAPE PLAN

SHEET No.:

110-L-110

SEAL:



SIGNATURE: *J. Mahoney*

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

- COMPOSITE SITE PLAN NOTES:
1. ALL SURFACE MATERIALS TO BE REVIEWED PRIOR TO CONSTRUCTION FOR STRUCTURAL LOADING COMPLIANCE WITH APPLICABLE CITY CODES, ADA STANDARDS, AND PROJECT SPECIFIC REPORTS.
 2. SPECIFIED PLANT AND TREE SPECIES PER POMPANO BEACH LIST OF APPROVED SPECIES. PLANT LIST TO BE REVIEWED IN CONJUNCTION WITH PROJECT WIND REPORT BY APPROVED NURSERY OR ARBORIST PRIOR TO PROCUREMENT AND DELIVERY.
 3. DO NOT SCALE FROM DRAWINGS. ALL DIMENSIONS TO BE VERIFIED IN FIELD. ANY DISCREPANCY BETWEEN SITE CONDITIONS AND DESIGN DIMENSIONS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.
 4. ALL SURFACE MATERIALS, INSTALLATION AND BUILD UP TO BE CONSTRUCTED ACCORDING TO APPLICABLE CITY CODE AND VERIFIED BY STRUCTURAL ENGINEER FOR WIND LOADS AND UPLIFT.
 5. CAPACITY AND SIZING OF DRAINAGE INFRASTRUCTURE PER CIVIL ENGINEER.
 6. LAYOUT, DIMENSION, AND TECHNICAL SPECIFICATIONS OF ALL CONTROL AND EXPANSION JOINTS TO BE SUBMITTED BY CONTRACTOR FOR REVIEW AND APPROVAL BY PROJECT ENGINEER PRIOR TO CONSTRUCTION OR FABRICATION. LAYOUT TO BE VERIFIED IN FIELD.
 7. MINIMUM LIGHTING LEVELS TO BE COMPLIANT PER APPLICABLE CITY CODES, LAYOUT, DETAIL, AND LUMENS PER LIGHTING CONSULTANT.
 8. ALL SITE WORK TO BE COORDINATED WITH ADJOINING MAJOR SITE APPLICATION PZ21-12000037

- LAWN
- UNDERSTORY PLANTING AREA
- THE PORCHE PERGOLA
- BEACH WALK PERGOLA
- RAISED WOODEN DECK

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- PROPOSED PALM TREE
- HEDGE
- RAIN BASIN

- PROPERTY LINE
- LIMIT OF WORK
- COASTAL CONSTRUCTION LINE
- FLOOD ZONE DELINEATION
IMPORTED FROM BROWARD COUNTY GIS DIGITAL FILE

DRC
POMPANO BEACH HISTORIC DUNE
VEGETATION LINE
PER POMPANO BEACH RESOLUTIONS 2020-40 & 2020-121
PZ22-12000012
12/18/2024