

PROJECT, ADDRESS AND OWNER:

NORTH OCEAN PARK

3424 NE 16th St.
POMPAÑO 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.

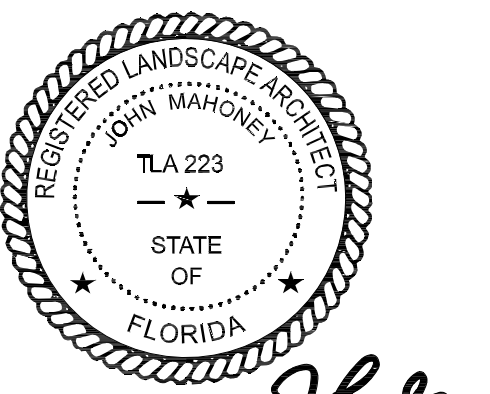
DRAWING TITLE: SCALE: 1"=10'

SITE LAYOUT PLAN

SHEET No.:

120-L-120

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.

PROPERTY LINE

LIMIT OF WORK

COASTAL CONSTRUCTION LINE

FLOOD ZONE DELINEATION
IMPORTED FROM BROWARD COUNTY GIS DIGITAL FILE

EXISTING TREE TO REMAIN

EXISTING PALM TO REMAIN

PROPOSED PALM TREE

HEDGE

RAIN BASIN

POINT OF BEGINNING
SITE BENCHMARK, 5/8" IRON ROD & CAP LB6860, ELEV.=7.03'

BASELINE CENTERLINE

POINT OF BEGINNING
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BASELINE CENTERLINE

- LAYOUT NOTES:
- THE EXISTING LAYOUT INFORMATION HAS BEEN ADOPTED FROM THE SURVEYOR'S PLAN. BUILDING SETOUTS HAVE BEEN COORDINATED WITH ARCHITECTURAL SET-OUTS AND INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, COORDINATES, AND WORK AND REPORT ANY AND ALL DISCREPANCIES IMMEDIATELY TO THE CONSULTING LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO COMMENCING WORK.
 - GENERAL CONTRACTOR IS TO COORDINATE ALL LAYOUT, STAKING AND GRADING CONTROLS AMONG ALL TRADES, SPECIFICALLY BUT NOT LIMITED TO CONCRETE PAVING, CONCRETE WALL CONSTRUCTION, UNDERGROUND UTILITIES AND FOUNDATIONS, AND PLANTING.
 - ALL LAYOUT COMPONENTS ARE TO BE STAKED OUT IN THE FIELD. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL IN THE FIELD OF LAYOUT WITH BASELINES INDICATED BEFORE COMMENCING WORK.
 - ANY CHANGES PROPOSED TO LAYOUT OF COORDINATE POINTS OR DIMENSIONS ON THE DRAWINGS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION.
 - ALL SITE DIMENSIONS ARE GIVEN FROM DEFINED COORDINATE POINTS. TAKE DIMENSIONS FROM COORDINATE POINTS, BASELINES, BACK OF CURB, FACE OF WALL, FACE OF HEADER, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
 - ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED, OR AS INDICATED PER LAYOUT STAKING (SEE ITEM 3 ABOVE).
 - REFER TO MATERIAL PLAN(S) FOR ALL PAVING EXPANSION AND CONTROL JOINT LOCATIONS AND PATTERNS.
 - DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS FOR COMPLIANCE. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LEAD LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO THE COMMENCEMENT OF WORK.
 - LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTING DISCIPLINE'S DRAWINGS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LEAD LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO THE COMMENCEMENT OF WORK.
 - ALL UTILITY BOXES TO BE ALIGNED AND SET PARALLEL TO EDGES OF ADJACENT HARDSCAPE.

PZ22-12000012
12/18/2024