**LEGAL DESCRIPTION**
LOT 10, BLOCK E, LESS E. 10' AS
RECORDED IN OGF W. CROWFORD SUBDIVISION,
ADJUSMT TO THE PLAT FILED AS RECORDED
IN PLAT BOOK 1, PAGE 2, IN THE PUBLIC
RECORDS OF GENE COUNTY, FLORIDA.

**PROPERTY ADDRESS**
BOUND BY FOSTER ROAD, N.W. 1ST AVENUE, N.W.
16TH STREET, S. LIMB HICKORY
8364 N. LINDAL, LECHEE, FL 33555

**SURVEY INCLUDES**
FILE: 0142-23-07-0010
FILE: 0142-23-07-0020
FILE: 0142-23-07-0030
FILE: 0142-23-07-0040
FILE: 0142-23-07-0050
FILE: 0142-23-07-0060
FILE: 0142-23-07-0070
FILE: 0142-23-07-0009

**BOUNDARY SURVEY**
INVOICE # 37176
DATE OF TITLE REVIEW 12/31/14
FILE 03/13/14

**BLOOD ZONE X**

**TITLE COMMITMENT REVIEW**
SCHEDULE 1-1
CHICAGO TITLE INSURANCE COMPANY
REVISED: 2013-10-02
CUSTOMER REFERENCE: 10703.005
EXPIRES: DECEMBER 18, 2013 AT 8:00 AM

**ITEM 1. NOT MOWABLE**
ITEM 2. ALL MATTERS PERTAINING TO COUNTY RESOLUTION #565
RECORDED IN OFFICIAL RECORDS BOOK 1663, PAGE 62 PERTAINING
TO PROPERTY
ITEM 3. PLOTTED ON THIS DATE.
ITEM 4. ALL MATTERS PERTAINING TO DEVELOPMENT AGREEMENT
RECORDED IN OFFICIAL RECORDS BOOK 14711, PAGE 287 PERTAINING TO
PROPERTY
ITEM 5. ALL MATTERS PERTAINING TO ORDNANCE NO. 8002-51
RE: WATER MAP RECORDED IN OFFICIAL RECORDS BOOK 34145,
PAGE 189 PERTAINING TO PROPERTY

**LINE TABLE**

**TREE TABLE**

**BENCHMARK DESCRIPTION**
1ST ST. ELEVATION 20.89 (MOS #29)
3RD ST. ELEVATION 20.89 (MOS #29)
GENERAL CONDITIONS:

1. All work done hereon shall be done in accordance with the plans, written specifications, and instructions as herein provided and in accordance with the applicable building codes and regulations of the City of Hallandale, the State of Florida, and the FHA and the FHA, FHA, and HUD regulations.

2. These plans, specifications, and instructions are not intended as contracts or agreements, nor are they to be construed as such. They are to be used exclusively in connection with the construction of the Foster Road Mixed Use Project.

3. The Contractor shall verify and be responsible for dimensions and conditions of the job and Architectura Group Miami to be notified in writing of any variation from the dimensions, conditions, and specifications appearing on these plans.

4. These plans, ideas, and designs are not to be reproduced, changed, or copied in any form or matter; whatsoever, nor are they to be assigned to any third party without first obtaining the express written permission, consent, and appropriate compensation to Architectura Group Miami. Written dimensions shall have precedence over scale dimensions.

5. ARCHITECTURA GROUP MIAMI, HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER; WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO ARCHITECTURA GROUP MIAMI. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.

6. DANRAE DETAILS

DRAINAGE DETAILS:

1. ALL ELEVATIONS ARE REFERENCED TO NAVD 1988

2. FRAME AND GRATE DETAIL

3. POLLUTION RETARDANT RAFFLE

4. DRAINAGE DETAILS

5. SURVEY & SEAL

6. ISSUE: 01-06-2015

7. DRAWN BY

8. CHECKED BY

9. PROJECT NUMBER

10. ISSUE DATE

11. SCALE

12. SHEET #

13. CLIENT

14. ARCHITECTURA GROUP MIAMI

15. 501 N Dixie Highway
   Hallandale Beach, FL 33009

16. N.T.S.

17. C-4

18. ALL ELEVATIONS ARE REFERENCED TO NAVD 1988
PAVING AND GRADING DETAILS

Foster Road
Mixed Use Project

ARCHITECTURA
GROUP MIAMI
ARCHITECTURE
INTERIOR DESIGN
PLANNING

1920 E HALLANDALE BLVD. SUITE 908
HALLANDALE, FLORIDA 33009
PH: 954-558-3024
E-MAIL: argroupinc@aol.com

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PRECEDENCE OVER SCALE DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR DIMENSIONS AND
CONDITIONS OF THE JOB AND ARCHITECTURA
GROUP MIAMI TO BE NOTIFIED IN WRITING OF
ANY VARIATION FROM THE DIMENSIONS,
CONDITIONS AND SPECIFICATIONS APPEARING
ON THESE PLANS (c) 2014.

Issue Drawn by Checked by Project Number

PAVING AND GRADING DETAILS

SIDEWALK DETAILS

TYPICAL HANDICAP PARKING STALL SYMBOL
PER FOOT INDEX 17346

TYPICAL HANDICAP RAMP

TYPICAL HANDICAP CURB CUTRAMP

TYPICAL HANDICAP PAVING STALL

TYPICAL REGULAR PARKING STALL

TYPICAL "D" CONCRETE CURB AND GUTTER

TYPICAL "E" CONCRETE CURB

STANDARD DROP CURB
PLANT LIST FOR PLANTING PLAN SHEET L-1
CONTRACTOR SHALL DO OWN TAKE OFF FROM PLAN

---

PLANT NAME

SAW PALMETTO
ST. AUGUSTINE FLORATAM
PERENNIAL PEANUT
ARACHIS GLABRATA BENTH
PODOCARPUS MACROPHYLA
PODOCARPUS MACROPHYLLUS
MUHLENBERGIA CAPILLARIS
LIROPE MUSCARI VARIEGATED
MULTI COLOR LANTANA DEPRESSA
GROUND COVER
JUNIPERUS PARSONII
FICUS MICROCARPA
AFRICAN IRIS DIETES IRIOIDES
MAMMY CROTON CODIUM VARIEGATUM
SHOESTRING CROTON CODIAEUM SERICEUS
CONOCARPUS ERECTUS
QUEEN EMMA PURPLE CRINUM LILLY, CRINUM ASIATICUM
CALLICARPA AMERICANA MED. SIZE
NEO VARIETY, IMPERIALIS
BURLE MARX PHILODENDRON SELLOUM
GRANT'' IXORA ''NORA GRANT'' NORA
HYMENOCALLIS LATIFOLIA
RED TIP COCOPLUM HEDGE CHRYSOBALANUS ICACO

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MASTER PLANT LIST FOR SHEET L-1

KEY

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MASTER PLANT LIST FOR BLDG. B COURT

PLANT LIST FOR PLANTING PLAN SHEET L-2
CONTRACTOR SHALL DO OWN TAKE OFF FROM PLAN

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PLANT NAME

SAW PALMETTO
ST. AUGUSTINE FLORATAM
PERENNIAL PEANUT
ARACHIS GLABRATA BENTH
PODOCARPUS MACROPHYLA
PODOCARPUS MACROPHYLLUS
MUHLENBERGIA CAPILLARIS
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MASTER PLANT LIST FOR BLDG. B COURT

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LANDSCAPE SPECIFICATIONS

1. All plants shall be properly staked. All stakes shall be removed within one year above finished grade. All staking shall be removed with one year above finished grade. Backfill with soil mix.

2. Do not trim ends, leave fronds tied. Do not tie Royal Palms.

3. Finishing Grade of 2x the size of the root ball and (do not puncture trunk.)

4. 5 Layers of Burlap

5. REDWOOD DEADMAN 2”x4”x24” in heavy clay soils or where there is a hard pan, auger an 8” hole 6’ in all planting beds then till in 4” of planting soil throughout.

6. 12-12-12, 6 MONTH FORMULA BACKFILL W/ SOIL MIX

7. Note: The plan will take precedence over the plant list.

8. All planting materials shall be guaranteed 365 days (1 year) from time of final inspection and requirements.

9. Grass and ground covers shall be with “MILORGANITE” or an approved complete fertilizer. Apply at the following rates:

   a. Fertilizer. Water in fertilizer after mulching. Apply “MILORGANITE” fertilizer at the following rates:

      - For shrubs: 1/3 lb per 3 gal. container, _ lb per 1 gal. container.
      - For palms: 0.10 lbs or _ cup/1 gal. material
      - For trees: 5 lbs or 14.5 cups/5 palms

10. Mixed use project:

   a. Super Absorbent Polymer: “TERRA SORB” or approved equal as packaged in 3 oz. handy pac

11. Landscape Architect: The landscape architect shall direct the placement of work to keep within property lines and recognize easements and utilities. The landscape contractor shall be responsible for the maintenance of the landscaping. Who shall be authorized to represent the landscaper in his absence.

12. Irrigation, grading and curb work damaged during construction shall be restored/replaced.

13. Single trunk entries and plantings: The single trunks shall be spaced out on the sidewalk at distances not to exceed 3’.

14. All trees, palms and entryway shall be planted with top of stem being the high point of the sidewalk.

15. Planting soil: Planting shall be composed of 50% sand and 50% muck. Any variations in this soil shall be directed to the landscape architect and the governing municipality for consideration.

16. Planting soil: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% MUCK. ANY VARIATIONS IN THIS SOIL SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR CONSIDERATION.

17. Sod planting detail:

   a. PVC risers shall be painted flat black.
   b. Sod shall be placed at least 6” from the trunk and stems of all vegetation.
   c. Sod shall be planted in public rights-of-way (swale areas) without permit from the city. No shrub species is encouraged.

18. Mulch: Mulch shall be kept 6” from plant base.

19. Mulch shall be pulled away from the trunk 3”.

20. All planting pits shall be a min. of 3x the size of the root ball on a min of 6" planting soil-(per specs)

21. Soils shall be delivered in a loose friable condition.

22. Planting soil: Mixed use project.

   a. Clean sand shall be used to backfill arid climate palms.
   b. Special fertilizer as per manufacturer’s recommendation.
   c. Phosphorous, five (5) percent potassium in 21 gram sizes & shall be applied at the following rates:

      - For palms: _ oz per 1 gal. material
      - For trees: 5 lbs or 14.5 cups/5 palms

23. Watering, weeding, cultivating, removal of dead materials, resetting plants to growth will not be permitted and trees will not be poled, topped, or hat-tracked.

24. Pruning: Remove dead and broken branches from all plant material. Prune to retain form and shape.

25. Vegetation shall be separated by edging, plant material or other physical barrier.

26. The plan must take precedence over the plant list.

27. 1 pac per 20 gal. container

28. From the department of agriculture grade no 1 or better with a minimum height of 24 inches and minimum slope.

29. Planting materials shall be approved by the city, minimum of 20/1000/100 for each species.

30. Fertilizer: All owners of the land or their agents shall be responsible for the maintenance of the landscaping. Who shall be authorized to represent the landscaper in his absence.

31. Ingredients: All trees, palms and entryway shall be planted with top of stem being the high point of the sidewalk.

32. Irrigation, grading, and curb work damaged during construction shall be restored/replaced.

33. Tree/Palm trimming: All tree/palm trimming shall be done in accordance with ANSI-300 standards. All owners of the land or their agents shall be responsible for having utilities located by calling Sunshine department.

34. Tree/Palm trimming: Remove dead and broken branches from all plant material. Prune to retain form and shape.

35. Planting soil: Mixed use project.

   a. Clean sand shall be used to backfill arid climate palms.
   b. Special fertilizer as per manufacturer’s recommendation.
   c. Phosphorous, five (5) percent potassium in 21 gram sizes & shall be applied at the following rates:

      - For palms: _ oz per 1 gal. material
      - For trees: 5 lbs or 14.5 cups/5 palms

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37. Pruning: Remove dead and broken branches from all plant material. Prune to retain form and shape.

38. Vegetation shall be separated by edging, plant material or other physical barrier.

39. The plan must take precedence over the plant list.

40. 1 pac per 20 gal. container

41. From the department of agriculture grade no 1 or better with a minimum height of 24 inches and minimum slope.

42. Planting materials shall be approved by the city, minimum of 20/1000/100 for each species.

43. Fertilizer: All owners of the land or their agents shall be responsible for the maintenance of the landscaping. Who shall be authorized to represent the landscaper in his absence.

44. Ingredients: All trees, palms and entryway shall be planted with top of stem being the high point of the sidewalk.

45. Irrigation, grading, and curb work damaged during construction shall be restored/replaced.

46. Tree/Palm trimming: All tree/palm trimming shall be done in accordance with ANSI-300 standards. All owners of the land or their agents shall be responsible for having utilities located by calling Sunshine department.

47. Tree/Palm trimming: Remove dead and broken branches from all plant material. Prune to retain form and shape.

48. Planting soil: Mixed use project.

   a. Clean sand shall be used to backfill arid climate palms.
   b. Special fertilizer as per manufacturer’s recommendation.
   c. Phosphorous, five (5) percent potassium in 21 gram sizes & shall be applied at the following rates:

      - For palms: _ oz per 1 gal. material
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49. Watering, weeding, cultivating, removal of dead materials, resetting plants to growth will not be permitted and trees will not be poled, topped, or hat-tracked.

50. Pruning: Remove dead and broken branches from all plant material. Prune to retain form and shape.

51. Vegetation shall be separated by edging, plant material or other physical barrier.

52. The plan must take precedence over the plant list.

53. 1 pac per 20 gal. container

54. From the department of agriculture grade no 1 or better with a minimum height of 24 inches and minimum slope.

55. Planting materials shall be approved by the city, minimum of 20/1000/100 for each species.

56. Fertilizer: All owners of the land or their agents shall be responsible for the maintenance of the landscaping. Who shall be authorized to represent the landscaper in his absence.

57. Ingredients: All trees, palms and entryway shall be planted with top of stem being the high point of the sidewalk.
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