



# THE PEARL AT FLAGLER VILLAGE

SITE PLAN SUBMITTAL SET  
REVISED JULY 16, 2012

FOR:

MORGAN GROUP  
P.O. BOX 1259  
PALM CITY, FL 34991

● OWNER / DEVELOPER

MORGAN GROUP  
P.O. BOX 1259  
PALM CITY, FL 34991  
(772) 260-2815

● ARCHITECT:

MSA ARCHITECTS  
ARCHITECTS & PLANNERS  
7695 SOUTH WEST 104TH STREET  
SUITE 100  
MIAMI, FL 33156  
(305) 273-9911  
FL. AA C000895

● CIVIL

FLYNN ENGINEERING SERVICES, P.A.  
2401 COMMERCIAL BLVD.  
LAUDERDALE-BY-THE-SEA, FL 33308  
(954) 522-1004

● SURVEYOR

MCLAUGHLIN ENGINEERING CO.  
400 N.E. 3RD AVENUE  
FORT LAUDERDALE, FL  
(954) 763-7611

● ATTORNEY

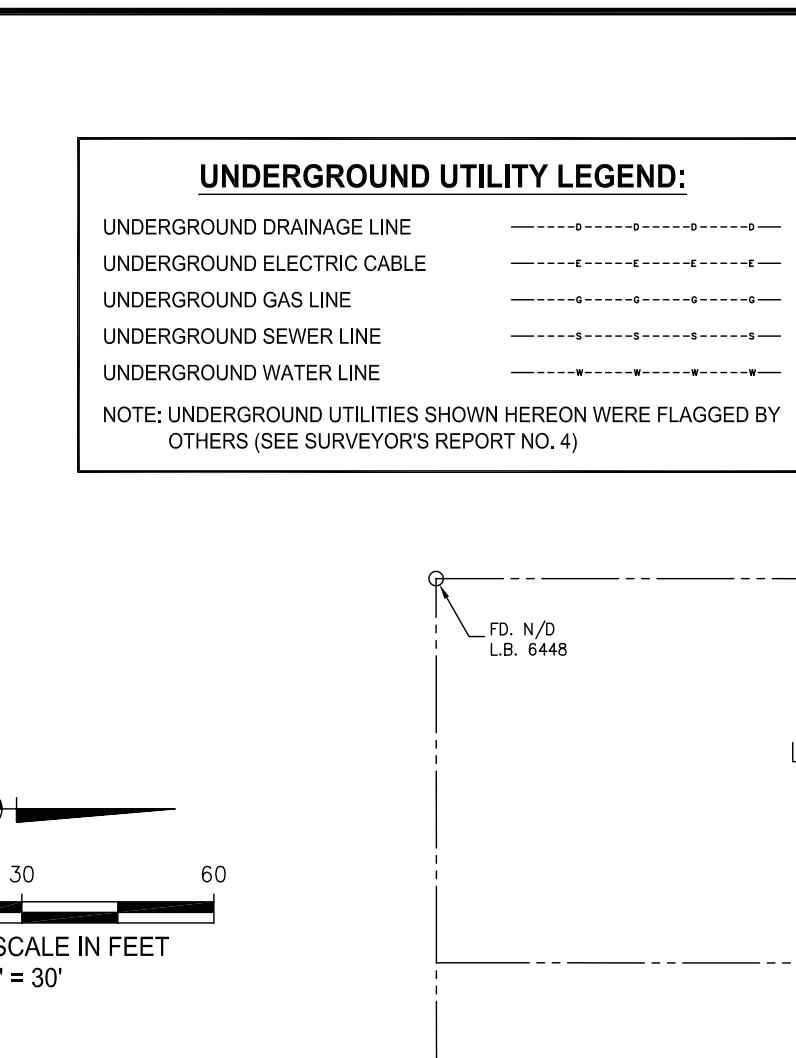
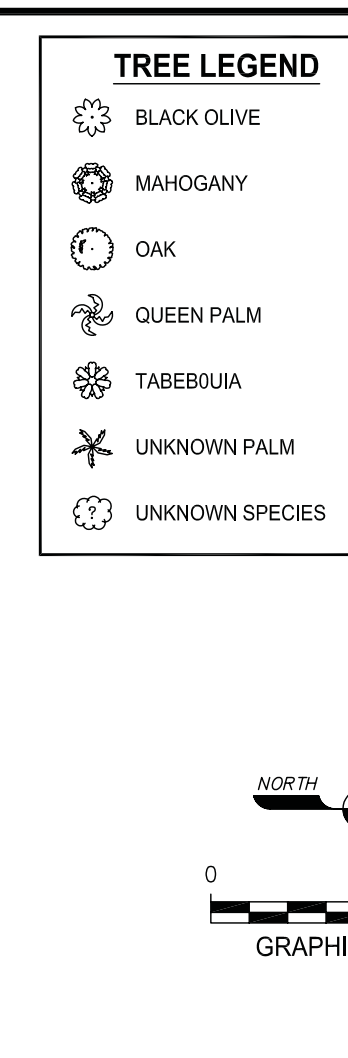
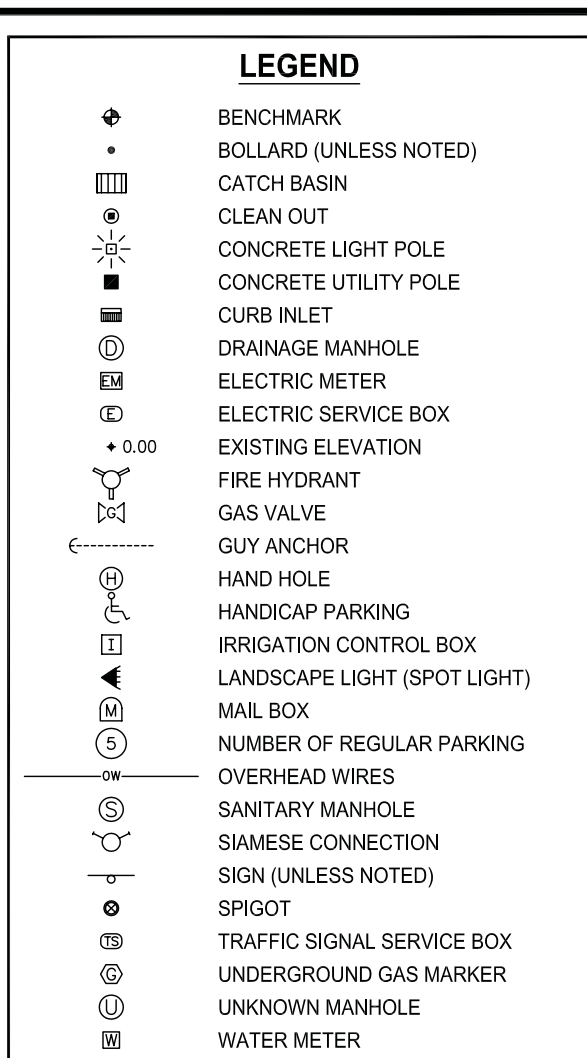
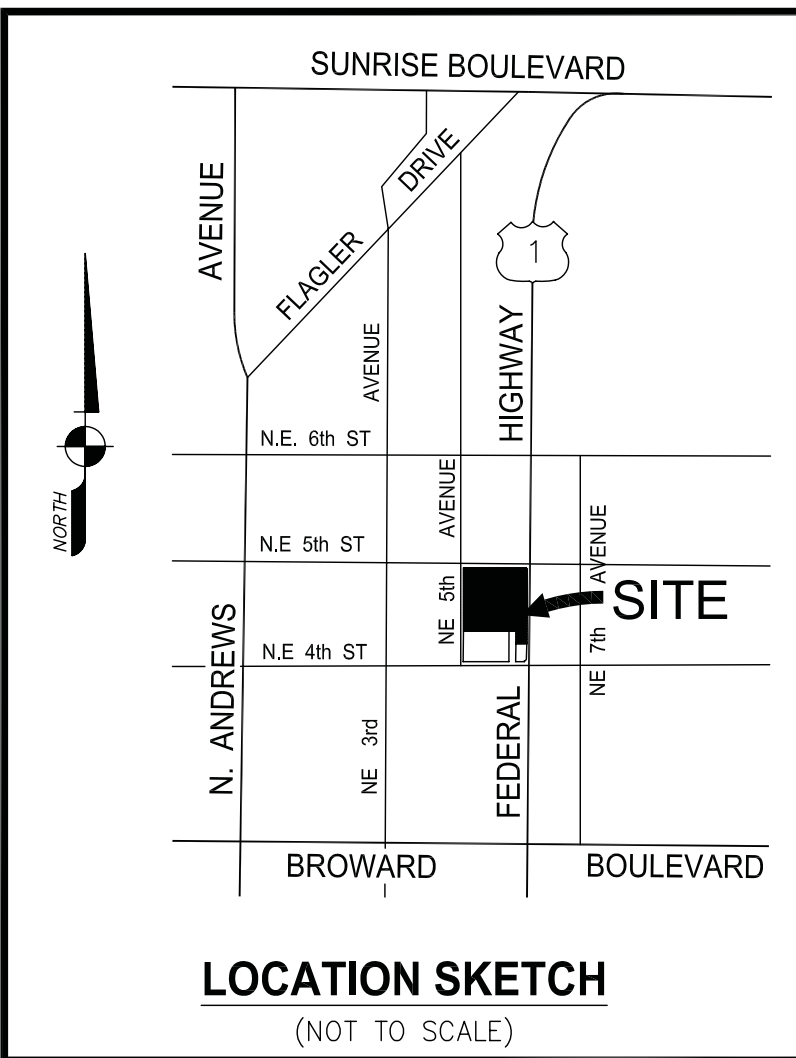
ROBERT B. LOCHRIE III, ESQ.  
1401 EAST BROWARD BOULEVARD  
SUITE 200  
FT. LAUDERDALE, FL 33301  
(954) 779-1101

● LANDSCAPE

ARCHITECTURAL ALLIANCE  
12 SW 4TH AVENUE  
FORT LAUDERDALE, FL 33315  
(954) 764-8858

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**SUMMARY TABLE FOR:**  
SCHEDULE B-4 EXCEPTIONS  
TITLE COMMITMENT FATIC FILE NO. 2037-2677614 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 4 D.B. 381108	No	Lot 13, Block 32 beyond 100'
No. 5 O.R.B. 2201935	Yes	As shown
No. 6 O.R.B. 696826	Yes	As shown
No. 7 O.R.B. 312831657	Yes	As shown

**SURVEYOR'S REPORT:**

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted by Aviom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment issued by First American Title Insurance Company, Fatic File No. 2037-2677614, Agent's File Reference 1272574 with an effective date of February 1, 2012. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
- The land description shown hereon is in accord with the Title Commitment as to Parcels 1 through 4. PARCEL 5 was added by the Surveyor.
- The underground utilities shown hereon were plotted based on information from a field survey. The surveyor makes no warranties that the underground utilities shown hereon are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Bearings shown hereon are assumed based on the west right-of-way of Federal Highway having a bearing of S00°18'50"W.
- The entire property described hereon lies within Flood Zone AE (EL 7), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel Numbers 125105 218 F and 125105 216 F, dated 08/18/1992.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: A closed loop between National Geodetic Survey Benchmark "Q 235" (also known as Broward County Benchmark No. 1879), Elevation 7.953 feet and the City of Fort Lauderdale Engineering Department Benchmark No. "NE 323", Elevation 6.085 feet.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Abbreviation Legend: ACSM = American Congress on Surveying and Mapping; ALTA = American Land Title Association; APPROX. = Approximate; B.C.R. = Broward County Records; BDY. = Boundary; BLDG. = Building; B.M. = Benchmark; B.S.T. = BellSouth Telephone Company; C = Calculated; Δ = Centerline; C = Centerline; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; C.M.P. = Corrugated Metal Pipe; CONC. = Concrete; D = Per Deed; D.B. = Deed Book; D.C.R. = Dade County Records; D.E. = Drainage Easement; D.I.P. = Ductile Iron Pipe; E = Existing Elevation; EL. = Elevation; ELEC. = Electric; ESMT. = Easement; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MO = Middle Ordinate; MS = Measured; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/TT = Nail & Tin Tab; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.C. = Point of Curvature; PG. = Page; PK = Parker-Kalon; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; P.S.M. = Professional Surveyor & Mapper; P.T. = Point of Tangency; R = Radius; R.C.P. = Reinforced Concrete Pipe; R.L.S. = Registered Land Surveyor; R/W = Right-of-Way; S.B.T. = Southern Bell Telephone Company; S.F. = Square Feet; S.R. = State Road; STA. = Station; T.O.N. = Top of Nut; TRANS. = Transformer; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cap; WM = Water Main.
- Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website (www.bcpa.net)

**CERTIFICATION:**

To The Morgan Group, Inc., a Texas corporation; Downtown Flagler Village, Ltd., a Florida limited partnership; Underweerde, Haines, Ward & Woodman, P.A.; Brood and Cassel; and First American Title Insurance Company.

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, 9, 10(a), 11, 13, 14, 16 & 17 of Table A thereof. The field work was completed on February 13, 2012.

\_\_\_\_\_ Date of Plat or Map: \_\_\_\_\_

MICHAEL D. AVIROM, P.L.S.  
Florida Registration No. 3268  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**LAND DESCRIPTION:**

**PARCEL 1:**  
Lots 1-10, inclusive, and 13-17, inclusive, Block 32 of RE-SUBDIVISION OF BLOCKS 2-31-32 OF NORTH LAUDERDALE, according to the Plat thereof as recorded in Plat Book 5, Page(s) 25, of the Public Records of Broward County, Florida.

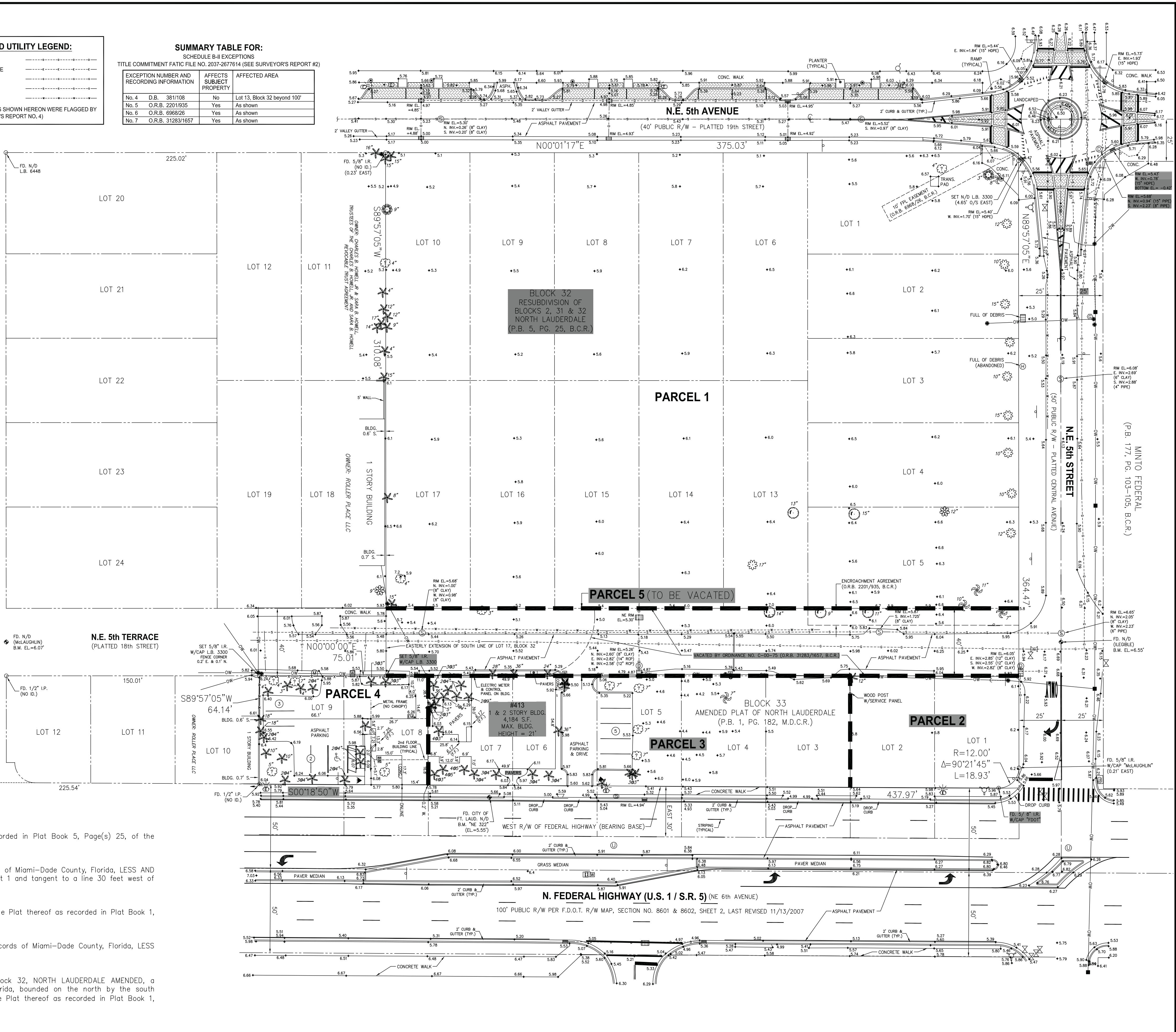
**PARCEL 2:**  
Lots 1 and 2 in Block 33, of AMENDED PLAT OF NORTH LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page 182, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the east 30 feet thereof and that part of Lot 1 which is included in the external arc formed by a 12 foot radius arc tangent to the north line of Lot 1 and tangent to a line 30 feet west of and parallel to the east line of said Lot 1; all of said lands located in Broward County, Florida.

**PARCEL 3:**  
Lots 3, 4, 5, 6 and 7, lying west of the westerly line of right-of-way of Federal Highway, Block 33, of AMENDED PLAT OF NORTH LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page 182, of the Public Records of Miami-Dade County, Florida, lying situate and being in Broward County, Florida.

**PARCEL 4:**  
Lots 8 and 9, in Block 33, of AMENDED PLAT OF NORTH LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page 182, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the east 30 feet thereof. Said lands situate, lying and being in Broward County, Florida.

**PARCEL 5:**  
That portion of Northeast 5th Terrace (platted as 18th Street), lying east of and contiguous to the east line of Lots 5, 13, 14, 15, 16, and 17 of Block 32, NORTH LAUDERDALE AMENDED, a Resubdivision of Blocks 2, 31 and 32, according to the plat thereof, as recorded in Plat Book 5, Page 25 of the Public Records of Broward County, Florida, bounded on the north by the south right-of-way of Northeast 5th Street (platted as Central Avenue), on the east by the west line of Block 33, NORTH LAUDERDALE AMENDED, according to the Plat thereof as recorded in Plat Book 1, Page 182, of the Public Records of Miami-Dade County, Florida, and on the south by the easterly extension of the south line of Lot 17 of said Block 32.

Said lands situate in the City of Fort Lauderdale, Broward County, Florida and containing 145,652 square feet (3.34 acres) more or less.



**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432  
TEL. (561) 392-2594, FAX (561) 394-7125  
www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CKD	REVISIONS	DATE	F.B. / PG.	BY	CKD

ALTA / ACSM LAND TITLE SURVEY  
**LOTS 1-10 & LOTS 13-17, BLOCK 32**  
RESUBDIVISION OF BLOCK 2-31-32 OF NORTH LAUDERDALE (P.B. 5, PAGE 25, B.C.R.)  
**LOTS 1-9, BLOCK 33**  
AMENDED PLAT OF NORTH LAUDERDALE (P.B. 1, PAGE 182, M.D.C.R.)  
LYING IN SECTION 3, TOWNSHIP 50 SOUTH RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

JOB #: **8992**  
SCALE: 1" = 30'  
DATE: 02/13/2012  
BY: M.M.K.  
CHECKED: M.D.A.  
F.B. 1588 PG. 11-29  
SHEET: 1 of 12-1864





V-8



V-7



V-6



V-9



V-5



V-10



V-4



V-1



V-2



V-3



CONTEXT MAP-SITE SURROUNDINGS

SCALE: N.T.S

REVISIONS BY

THE PEARL AT  
FLAGLER VILLAGE  
FOR:  
MORGAN GROUP  
LOCATED AT:  
FORT LAUDERDALE, FLORIDA

MSA ARCHITECTS, INC.  
MIAMI OFFICE  
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SUITE 100  
MIAMI, FLORIDA 33156  
(305) 273-9911

**MSA**  
**ARCHITECTS**  
ARCHITECTURE & PLANNING

DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE \_\_\_\_\_  
SCALE AS SHOWN  
JOB NO. 1511.PRJ  
SHEET \_\_\_\_\_

CM-2

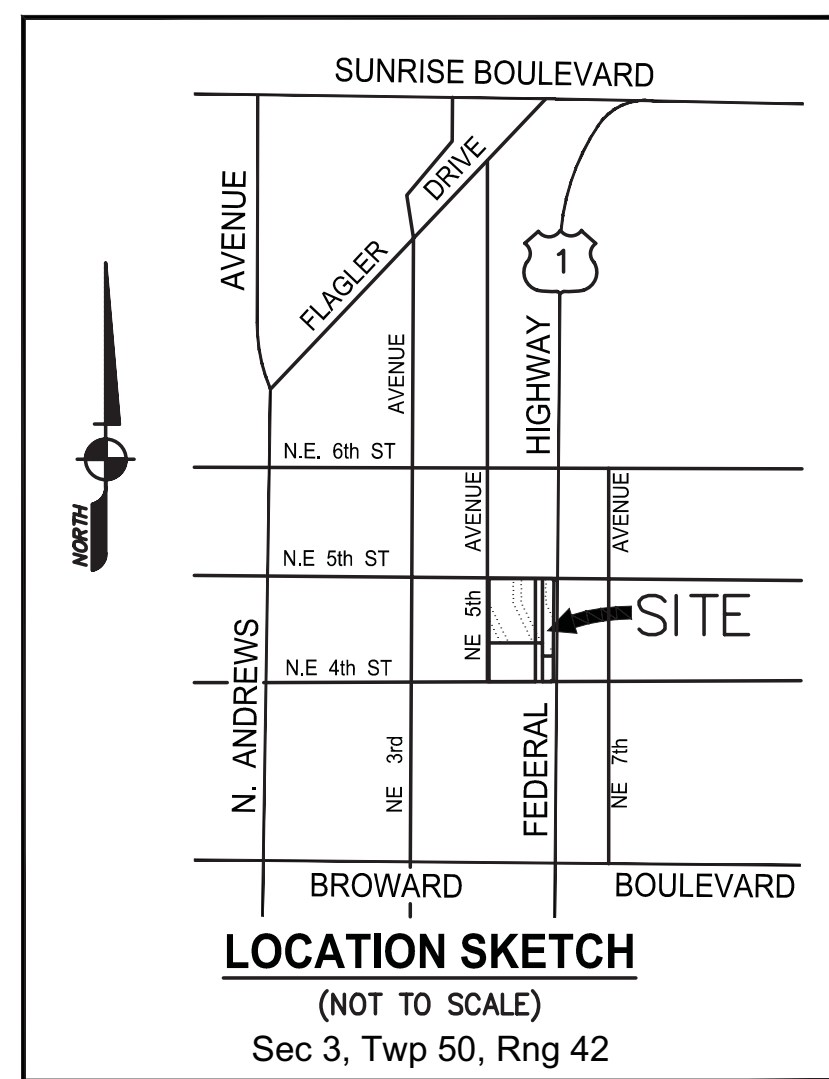
12-1864

Exhibit 1

Page 5 of 23

OF SHEETS

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**LAND DESCRIPTION:**

**PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100**

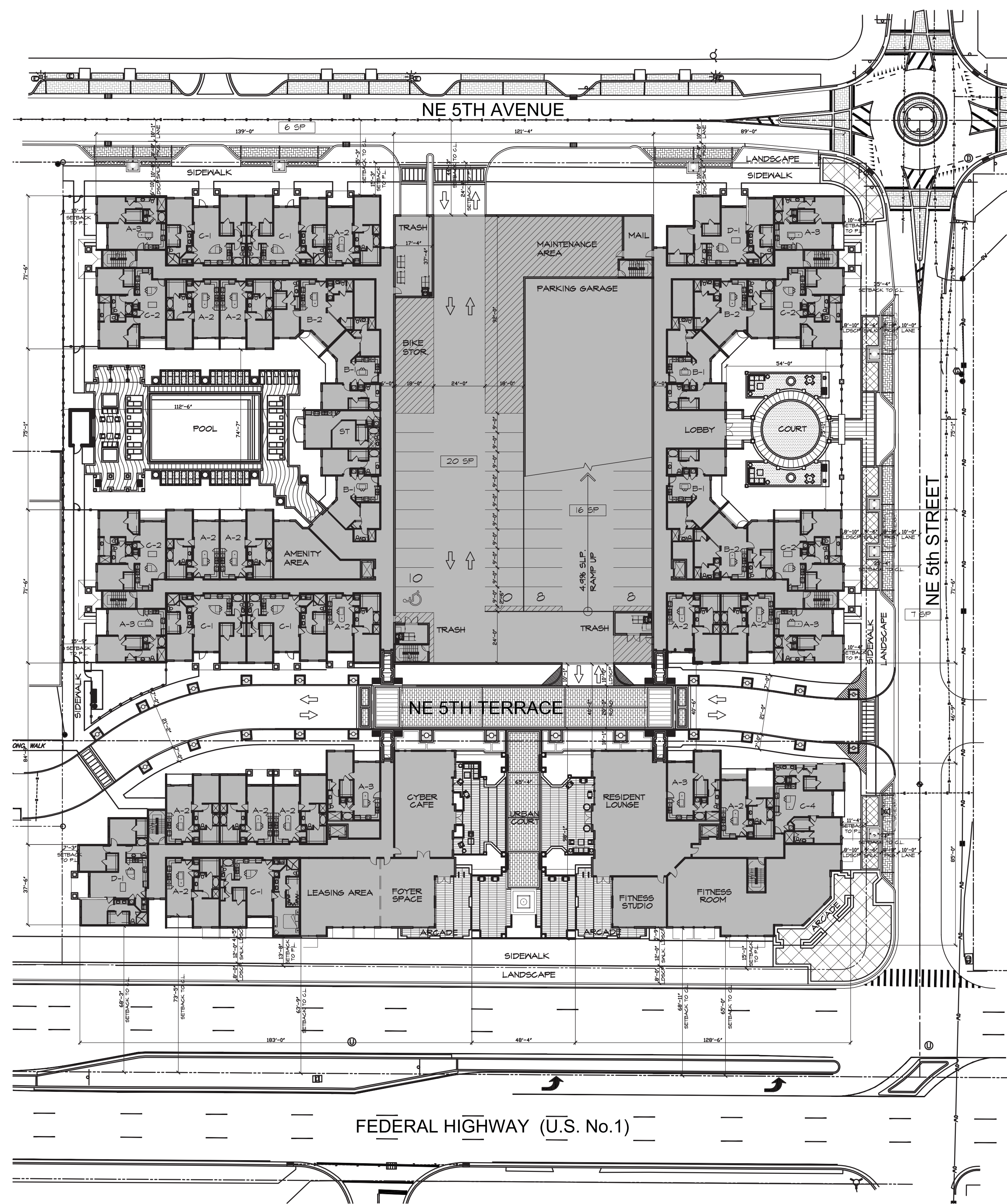
SITE DATA		
LAND USE: DRAC ZONING: RAC-CC		
GROSS AREA: 40,825 SF - 0.93 ACRES		
GROSS RESIDENTIAL DENSITY: 10.23 UNITS/ACRE		
SETBACKS	REQUIRED	PROVIDED
BUILDINGS		
NORTH	5' TO P.L.	10'-4" TO P.L. (MIN)
EAST	10' TO P.L.	13'-8" TO P.L. (MIN)
SOUTH	NONE	7'-9" TO P.L. (MIN)
WEST	5' TO P.L.	15'-3" TO P.L. (MIN)
BUILDING HEIGHT		
MAX. HEIGHT	N/A	68'-6" (T.O. BEAM) 101'-4" (T.O. TOWER)
OPEN SPACE		
OPEN SPACE: N/A		OPEN SPACE: 91,471 SF - 28%
LOT COVERAGE		
LOT COVERAGE-MAX COVERAGE 45%	N/A	FOOTPRINT: 38,542 SF - 54%
VEHICULAR USE AREA		
		7,480 SF
FLOOR AREA RATIO		
NO MAXIMUM FAR		PROVIDED 2.15
BUILDING LENGTH		
MAXIMUM BUILDING LENGTH (STREET WALL) = 300'-0"		183'-0" MAXIMUM

UNIT MIX			
UNIT TYPE	AREA SQ.FT.	TOTAL UNIT NUMBER	PERCENTAGE OF MIX
A-1 1BR/1B	708	20 UNITS	6.1%
A-2 1BR/1B	754	41 UNITS	27.4%
A-3 1BR/1B	771	42 UNITS	12.4%
B-1 1BR/1B+DEN	450	28 UNITS	8.5%
B-2 1BR/1B+DEN	1091	27 UNITS	8.2%
C-1 2BR/2BA	1160	46 UNITS	13.6%
C-2 2BR/2BA	1152	29 UNITS	8.5%
C-3 2BR/2BA	1297	5 UNITS	1.5%
C-4 2BR/2BA	1146	7 UNITS	2.1%
C-5 2BR/2BA	1218	10 UNITS	3.0%
D-1 3BR/2B	1400	14 UNITS	4.2%
ST STUDIO	648	13 UNITS	3.9%
<b>TOTALS</b>		<b>331 UNITS</b>	<b>100%</b>

PARKING DATA		
PARKING RATIO	REQUIRED	PROVIDED
1 BEDROOM	N/A	524 GARAGE SPACES
2 BEDROOMS	N/A	13 SURFACE SPACE
3 BEDROOMS	N/A	
<b>TOTAL EXEMPT</b>		<b>531 SPACES</b>

\*HANDICAP PARKING TO BE PROVIDED AT 2% OF REQUIRED PARKING.  
531 X 2% = 11.62 SPACES; 15 HANDICAP SPACES PROVIDED AND INCLUDED IN COUNT.

**SITE PLAN - GROUND FLOOR**  
SCALE: 1"=30'-0"



**THE PEARL AT  
FLAGLER VILLAGE**  
FOR:  
**MORGAN GROUP**  
LOCATED AT:  
**FORT LAUDERDALE, FLORIDA**

**MSA ARCHITECTS, INC.**  
MIAMI OFFICE  
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DRAWN	RAN
CHECKED	-
DATE	08/06/12
SCALE	AS SHOWN
JOB NO.	1511.PRJ
SHEET	1511_SP-1.DWG



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



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

**ELEV. LEGEND**

1	5/8" MEDIUM TEXTURE HAND TROWELLED STUCCO FINISH
2	IMPACT ALUM. WINDOWS
3	SCORE LINE
4	FOAM TRIM
5	CONC. FLAT ROOF TILE
6	IMPACT STOREFRONT SYSTEM
7	METAL RAILING
8	WOOD FASCIA
9	STUCCO BAND
10	IMPACT ALUM. SLIDER
11	ALUMINUM TRELLIS
12	DECORATIVE GRILL
13	STONE VENEER
14	FABRIC AWNING
15	CONCRETE BALCONY
16	DECORATIVE SCOSCE

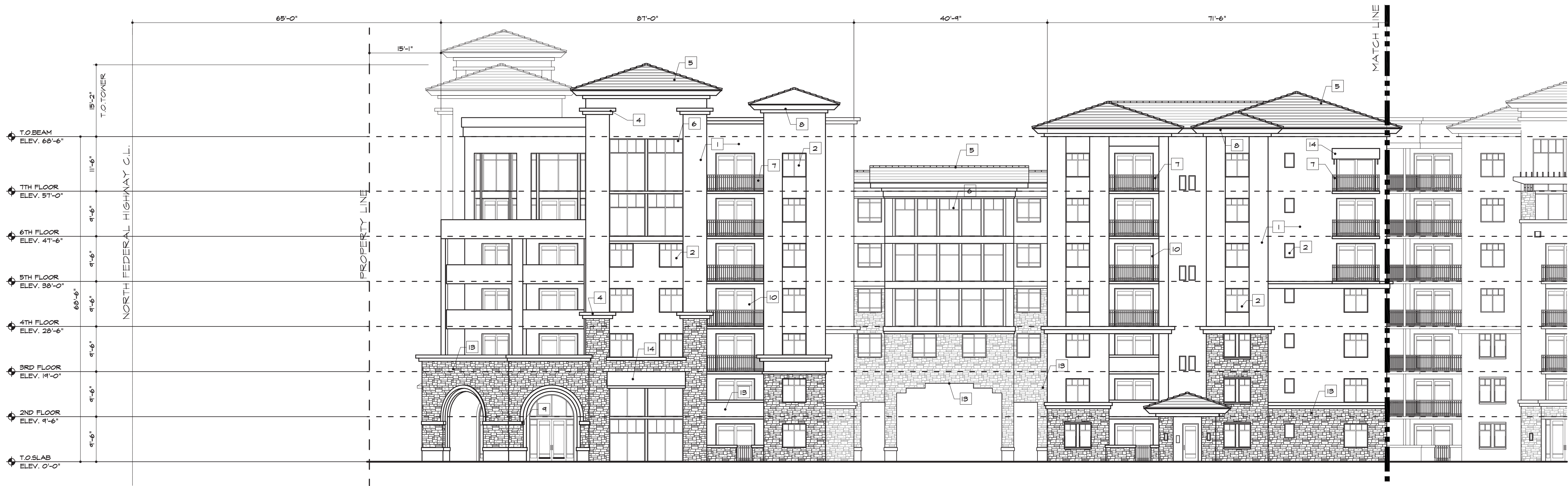
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DATE 07/16/12  
SCALE AS SHOWN  
JOB NO. 1511.PRJ  
SHEET

THE PEARL AT  
FLAGLER VILLAGE  
FOR:  
MORGAN GROUP  
LOCATED AT:  
FORT LAUDERDALE, FLORIDA

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**ELEV. LEGEND**

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2	IMPACT ALUM. WINDOWS
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**NORTH ELEVATION - N.E. 5TH STREET**  
SCALE: 3/32"=1'-0"

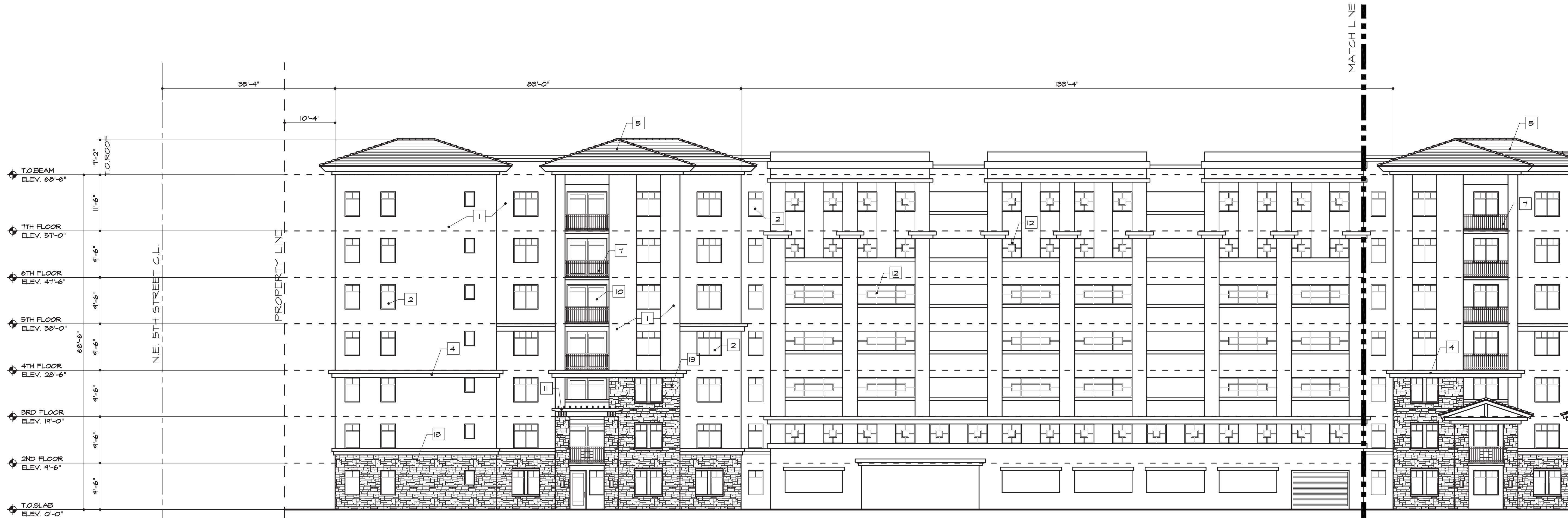
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LOCATED AT:  
FORT LAUDERDALE, FLORIDA

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(305) 273-9911



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DATE 07/16/12  
SCALE AS SHOWN  
JOB NO. 1511.PRJ  
SHEET \_\_\_\_\_





WEST ELEVATION - N.E. 5TH AVENUE  
SCALE: 3/32"=1'-0"



WEST ELEVATION - N.E. 5TH AVENUE  
SCALE: 3/32"=1'-0"

**ELEV. LEGEND**

1	5/8" MEDIUM TEXTURE HAND TROWELLED STUCCO FINISH
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SHEET



SOUTH ELEVATION

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



SOUTH ELEVATION

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

ELEV. LEGEND

- 1 5/8" MEDIUM TEXTURE HAND TROWELLED STUCCO FINISH
- 2 IMPACT ALUM. WINDOWS
- 3 SCORE LINE
- 4 FOAM TRIM
- 5 CONC. FLAT ROOF TILE
- 6 IMPACT STOREFRONT SYSTEM
- 7 METAL RAILING
- 8 WOOD FASCIA
- 9 STUCCO BAND
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SHEET	

A-3.4



EAST ELEVATION - N.E. 5TH TERRACE

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



EAST ELEVATION - N.E. 5TH TERRACE

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

ELEV. LEGEND

- 1 5/8" MEDIUM TEXTURE HAND TROWELLED STUCCO FINISH
- 2 IMPACT ALUM. WINDOWS
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ARCHITECTURE & PLANNING

FOR: MORGAN GROUP  
LOCATED AT: FORT LAUDERDALE, FLORIDA

DRAWN  
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DATE 07/16/12  
SCALE AS SHOWN  
JOB NO. 1511.PRJ  
SHEET

A-3.5



WEST ELEVATION - N.E. 5TH TERRACE  
SCALE: 3/2"=1'-0"



WEST ELEVATION - N.E. 5TH TERRACE  
SCALE: 3/32"=1'-0"

**ELEV. LEGEND**

1	5/8" MEDIUM TEXTURE HAND TROWELLED STUCCO FINISH
2	IMPACT ALUM. WINDOWS
3	SCORE LINE
4	FOAM TRIM
5	CONC. FLAT ROOF TILE
6	IMPACT STOREFRONT SYSTEM
7	METAL RAILING
8	WOOD FASCIA
9	STUCCO BAND
10	IMPACT ALUM. SLIDER
11	ALUMINUM TRELLIS
12	DECORATIVE GRILL
13	STONE VENEER
14	FABRIC ANNING
15	CONCRETE BALCONY
16	DECORATIVE SCOSCE

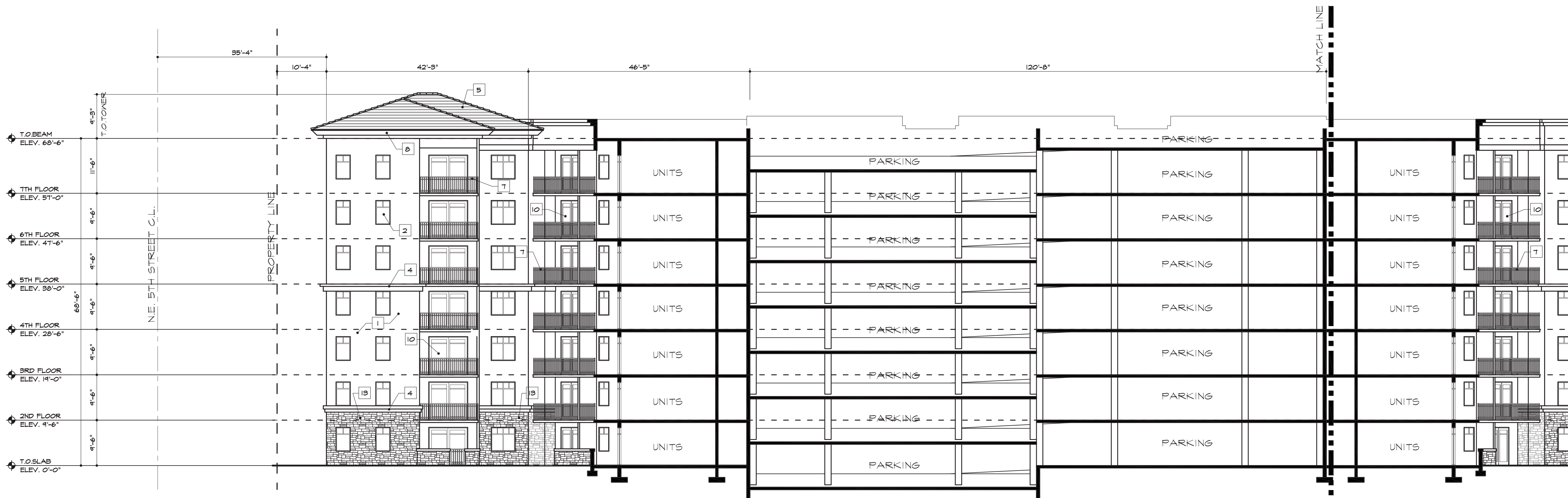
**THE PEARL AT  
FLAGLER VILLAGE**  
FOR:  
MORGAN GROUP  
LOCATED AT:  
FORT LAUDERDALE, FLORIDA

MSA ARCHITECTS, INC.  
MIAMI OFFICE  
7895 SW 104th ST.  
SUITE 100  
MIAMI, FLORIDA 33156  
(305) 273-9911

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

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DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
DATE 07/16/12  
SCALE AS SHOWN  
JOB NO. 1511.PRJ  
SHEET \_\_\_\_\_



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



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

**ELEV. LEGEND**

1	5/8" MEDIUM TEXTURE HAND TROWELLED STUCCO FINISH
2	IMPACT ALUM. WINDOWS
3	SCORE LINE
4	FOAM TRIM
5	CONC. FLAT ROOF TILE
6	IMPACT STOREFRONT SYSTEM
7	METAL RAILING
8	WOOD FASCIA
9	STUCCO BAND
10	IMPACT ALUM. SLIDER
11	ALUMINUM TRELLIS
12	DECORATIVE GRILL
13	STONE VENEER
14	FABRIC AWNING
15	CONCRETE BALCONY
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ARCHITECTURE & PLANNING

FOR: MORGAN GROUP  
LOCATED AT: FORT LAUDERDALE, FLORIDA

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DRAWN	
CHECKED	
DATE	07/16/12
SCALE	AS SHOWN
JOB NO.	1511.PRJ
SHEET	

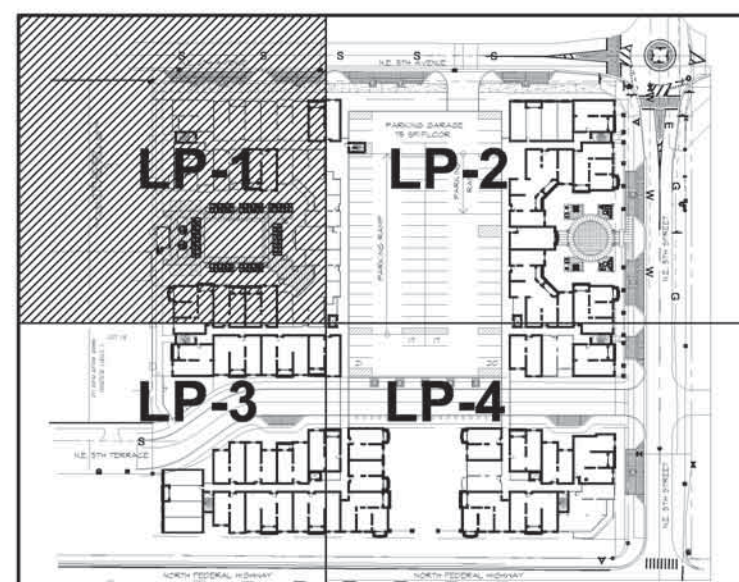




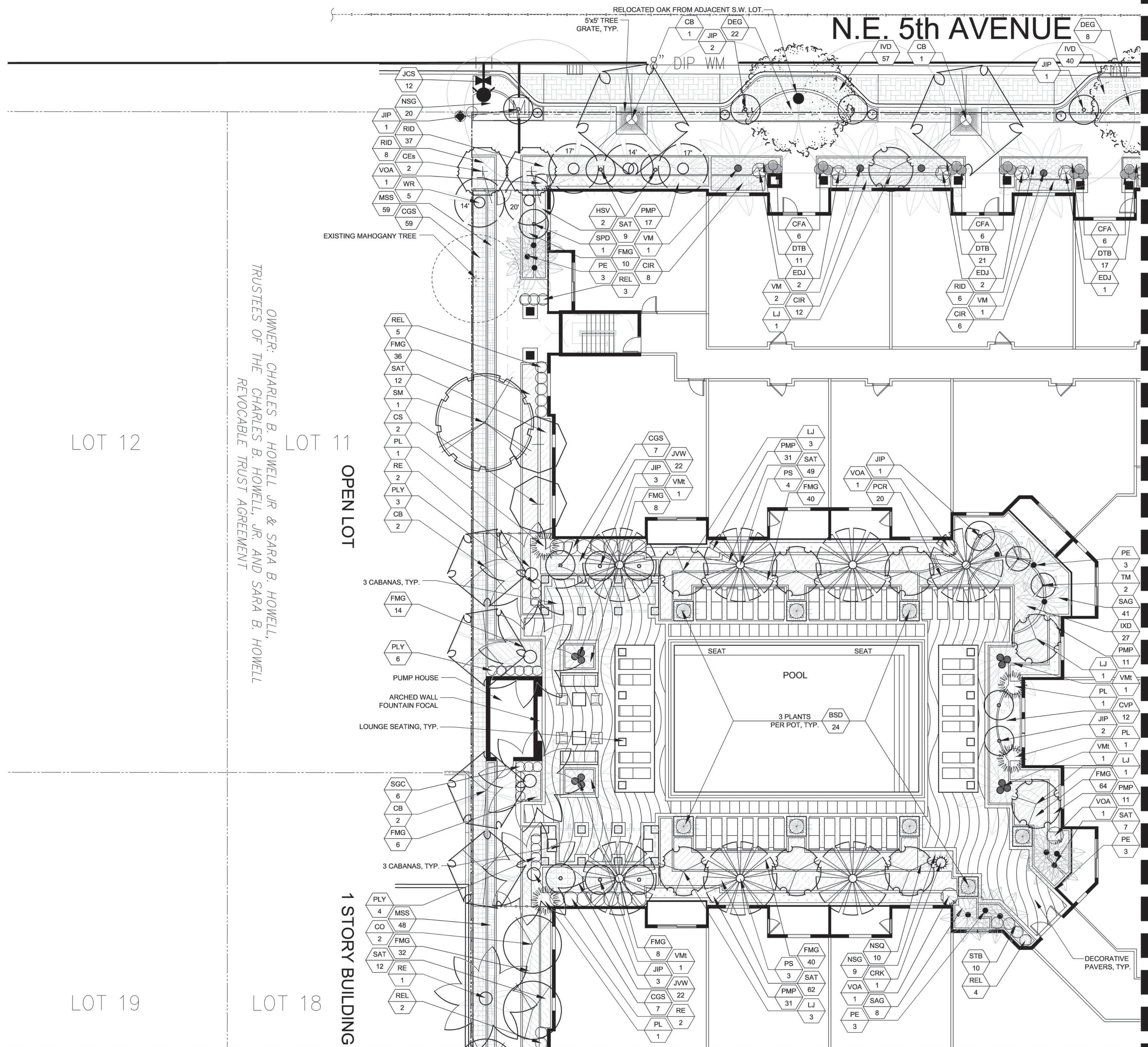








SHEET LOCATION MAP



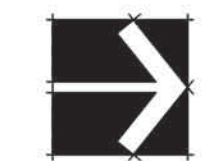
OWNER: CHARLES B. HOWELL JR & SARA B. HOWELL,  
TRUSTEES OF THE CHARLES B. HOWELL, JR. AND SARA B. HOWELL  
REVOCABLE TRUST AGREEMENT

OPEN LOT

1 STORY BUILDING

MATCH LINE LP-1 TO LP-2

MATCH LINE SHEET LP-1 TO LP-3



SCALE: 1" = 10'-0"

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
GOVERNMENTAL PROCESSING

**ARCHITECTURAL ALLIANCE**  
1111 S.W. 33rd Ave., Suite 300, Ft. Lauderdale, FL 33309  
TEL: (954) 766-0071 FAX: (954) 766-0071 EMAIL: info@architecturalalliance.com

HUGH JOHNSON  
FLA #0000237

Revision Dates

Landscape Plan  
**THE PEARL**  
at Flagler Village  
Fort Lauderdale, Florida

Sheet Description  
Landscape Plan

Release Date  
4-30-12

Project Number  
1232

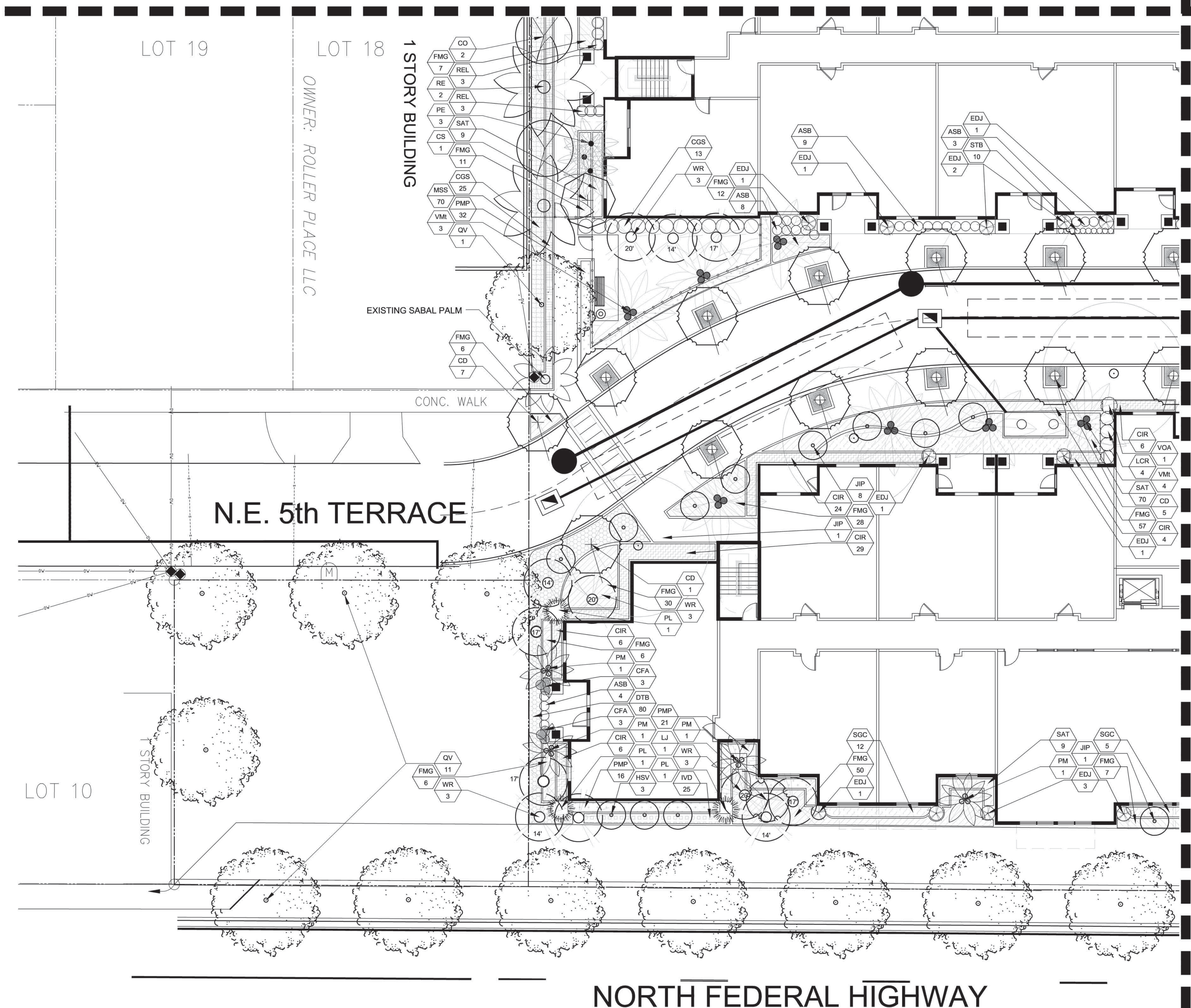
Drawing Number

**LP-1**

Sheet 1 of 1864



MATCH LINE SHEET LP-4 TO LP-2



LOT 19

LOT 18

1 STORY BUILDING

OWNER: ROLLER PLACE LLC

EXISTING SABAL PALM

CONC. WALK

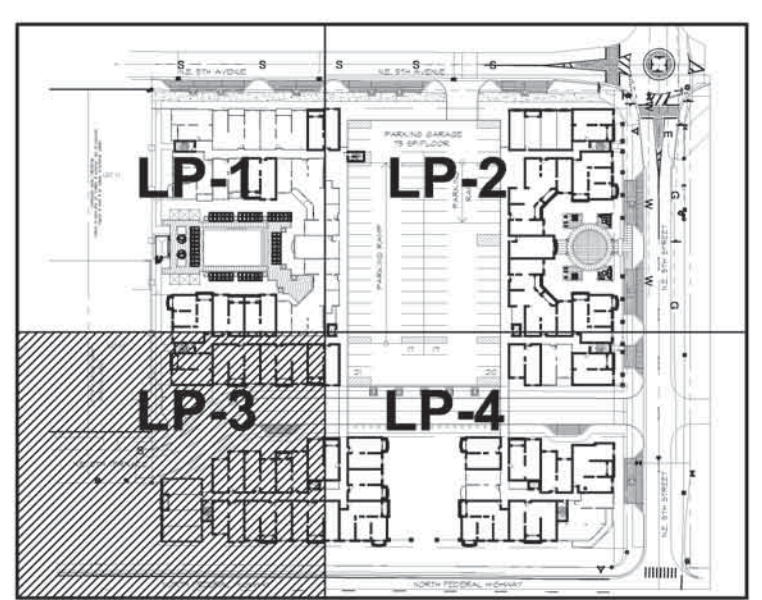
N.E. 5th TERRACE

LOT 10

1 STORY BUILDING

NORTH FEDERAL HIGHWAY

MATCH LINE LP-3 TO LP-4



SHEET LOCATION MAP

ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
GOVERNMENTAL PROCESSING

**ARCHITECTURAL ALLIANCE**

1101 S.W. 33rd Ave., Suite 300, Fort Lauderdale, FL 33315  
TEL: (954) 764-0771 FAX: (954) 764-0771 EMAIL: info@archalliance.com

HUGH JOHNSON  
FLA #0000237

Revision	Date

Landscape Plan  
**THE PEARL**  
at Flagler Village  
Fort Lauderdale, Florida

Sheet Description	Landscape Plan
Release Date	4-30-12
Project Number	1232
Drawing Number	<b>LP-3</b>
Sheet 3 of 1864	Exhibit 1

SCALE: 1" = 10'-0"



PLANT LIST

Code	Drought TREES / PALMS	QTY.	Botanical Name / Common Name
AMt	M	2	Adonia merrillii / Christmas Palm
CB	M	11	Calophyllum brasiliense / Brazilian Beautyleaf
CD	(N)	V 18	Coccoloba diversifolia / Pigeon Plum
CEs	(N)	V 8	Nocarpus erectus sericeus / Silver Buttonwood
CM	M	2	Caryota mitis / Fishtail Palm
CO	(N)	V 4	Chrysophyllum oliviforme / Satinleaf
CS	(N)	V 3	Cordia sebestena / Orange Gieger
LJ	M	31	Ligustrum japonicum / Tree Ligustrum
PC	V	1	Phoenix canariensis / Canary Island Date Palm
PD	V	2	Phoenix dactylifera 'Zahidi' / Zahidi Date Palm
PE	V	15	Pythosperma elegans / Solitaire Palm
PL	V	13	Polyalthia longifolia pendula / Asoka Tree
PM	V	7	Pythosperma macarthurii / Macarthur Palm
PS	V	7	Phoenix sylvestris / Silver Date palm
QV	(N)	V 25	Quercus virginiana / Live Oak
QVt	(N)	V 4	Quercus virginiana / Live Oak
RE	(N)	M 20	Roystonea elata / Florida Royal Pa
SM	(N)	V 1	Wietenia mahogani / Mahogany
SS	M	6	Syagrus schizophylla / Arikury Palm
TM	(N)	V 2	Thrinax morrisii / Key Thatch Palm
TR	(N)	V 5	Thrinax radiata / Florida Thatch Palm
TRt	(N)	V 2	Thrinax radiata / Florida Thatch Palm
VM	V	5	Veitchia mcdanielsii / Sunshine Palm
VMt	V	22	Veitchia mcdanielsii / Sunshine Palm
WR	V	33	Washingtonia robusta / Washington Palm

Specifications
B&B Field Grown, 10-12' OA., 3" Cal., triple trunks.
B&B Field Grown, 18-20' X 10', 4" Cal., 12' CT., single straight leader.
B&B Field Grown, 12' X 5-6', 2" Cal., 6' CT., single straight leader.
B&B Field Grown, 12' X 5-6', 2" Cal., 6' CT., single straight leader
25 Gal., 12" OA., Full to be used as screen.
B&B Field Grown, 10' X 5-6', 2" Cal., 6' CT., single straight leader.
B&B Field Grown, 12' X 5-6', 2" Cal., 6' CT., single straight leader.
B&B Field Grown, 10' X 10', 2" Cal., multi-trunked.
B&B Field Grown, 14' CT (Nut Included), Fl. Fancy, Specimen, Heavy Cal.
B&B field Grown, 14' OA, 3" Cal., single trunks
25 Gal., 10" OA., Planted height, 2" Cal., Heavy-matched, Full to base
B&B field Grown, 10 - 14' OA., 2" Cal.
B&B Field Grown, 8' CT., 10" Cal., Matched - Florida Fancy.
B&B Field Grown, 20-22' X 10', 4" Cal., 12' CT., single straight leader.
B&B Field Grown, 30-32' X 15', 6" Cal., 8' CT., single straight leader.
B&B Field Grown, 16" Cal., - min., 12' GW
B&B Field Grown, 12' X 5-6', 2" Cal., 6' CT., single straight leader.
25 Gal., 6-7' OA., Heavy.
B&B Field Grown, 8' OA., 2" Cal., Single-Heavy.
B&B Field Grown, 8' OA., 2" Cal., Single-Heavy.
B&B Field Grown, 8' OA., 2" Cal., Triples-Heavy.
B&B Field Grown, 24' OA., 4" Cal., Single-Florida Fancy.
B&B Field Grown, 26" OA., 4" Cal., Triples.
B&B Field Grown, 12 @ 20', 11 @ 17', 10 @ 14' OA., 10" Cal., Heavy.

ACCENTS / SHRUBS / GROUND COVERS

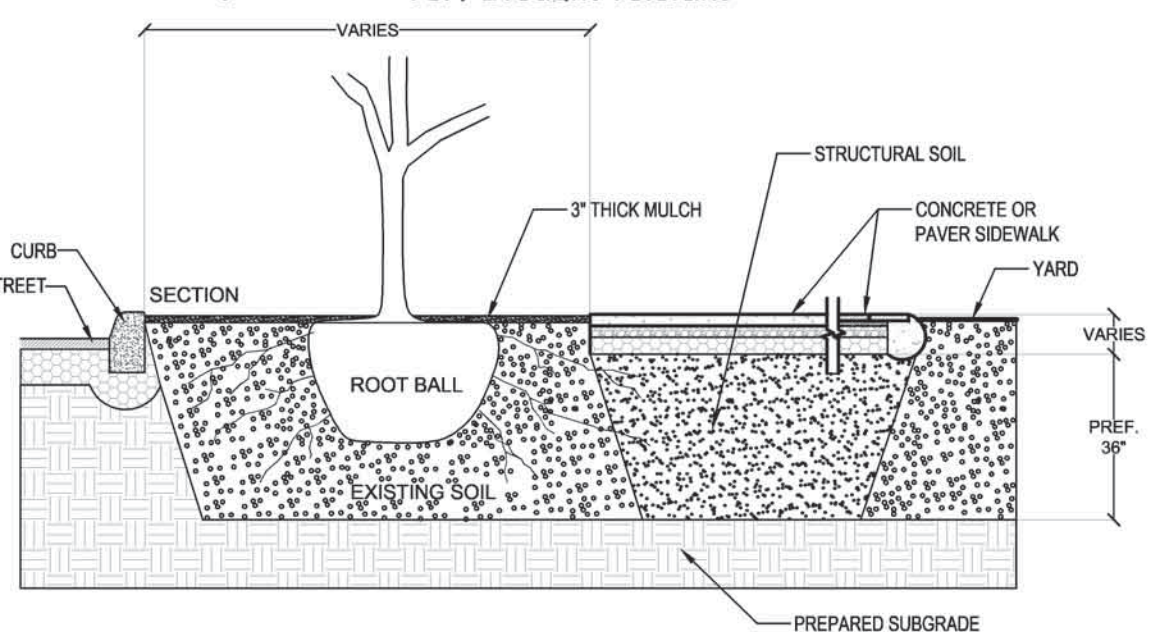
ABO	M	3	Aechmea blanchetia 'Burnt Orange' / Giant Orange Vase
ADM	V	14	Asparagus densiflorus 'Myers' / Foxtail Fern
AIR	M	3	Alcantarea imperialis / Imperial Red Bromeliad
AMP	M	3	Aechmea 'Malva' / Giant Purple Vase
APR	L	26	Alpinia purpurata / Red Ginger
ASB	M	42	Allamnda schottii / Yellow Bush Allamanda
ASR	M	3	Andropolis skinerii / Giant Red Bromeliad
BLD	(N)	V 3	Smooth Cap Rock Boulders Varying Sizes
BSD	V	50	Bougainvillea spp. / Dwarf Bougainvillea Shrub
CFA	V	77	Cordylone fruticosa 'Auntie Lou' / Auntie Lou Ti Plant
CGS	(N)	V 126	Clusia guttifera / Small Leaf Clusia
CI R	(N)	M 139	Chrysobalanus icaco / 'Red Tip' Cocoplum
CRK	V	1	Cycas revoluta / King Sago
CVP	V	23	Codeaum variegatum 'Petra' / Croton
DBY	M	32	Dietes bicolor / Yellow African Iris
DEG	(N)	V 209	Duranta 'Gold Mound' / Golden Duranta
DTB	M	186	Dianella tasmanica / Bluberry Flax Lily
EDJ	V	42	Elaeocarpus decipiens / Japanese Blue Berry Cones
EMD	V	105	Euphorbia milii 'Short & Sweet' / Dwarf Red Crown of Thorns
FMG	V	1057	Ficus microcarpa / Green Island Ficus
HRW	M	20	Hemigraphis repanda / Waffle Plant - Red Ivy
HSV	L	5	Hibiscus 'Snow Queen' / Hibiscus Snow Queen
ING	M	24	Ixora 'Nora Grant' / Pink Nora Grant Ixora
IVD	(N)	V 606	Ilex vomitoria 'Schillings Dwarf' / Dwarf Ilex Holly
IXD	M	27	Ixora coccinea 'Mau' / Mau Ixora
JCS	V	103	Juniperus conferta 'Blue Pacific' / Juniper Groundcover
JIP	M	54	Jatropha integrerrima / Jatropha
JJW	M	44	Jasminum volubile / Wax Jasmine
LCR	M	34	Leea coccinea 'Rubra' / Leea
MSS	L	320	Microsorium scolopendrium / Scented Fern
NES	(N)	L 32	Nephrolepis exaltata / Sword Fern
NSF	V	13	Neoregelia sp. 'Red Fireball' / Red Fireball Dwarf Bromeliad
NSG	V	51	Neoregelia sp. 'Gazpacho' / Gazpacho Bromeliad
NSQ	V	21	Neoregelia sp. 'Tequila' / Tequila Bromeliad
NST	V	3	Neoregelia sp. 'Tossed Salad' / Tossed Salad Bromeliad
OJM	M	184	Ophiopogon japonicum / Mondo Grass
PCR	M	56	Philodendron 'Congo Red' / Congo Red Philodendron
PLY	L	13	Pachystachys lutea / Golden Shrimp Plant
PMD	M	70	Podocarpus macrophyllus 'Pringles Dwarf' / Dwarf Podocarpus
PMP	M	384	Podocarpus macrophyllus / Podocarpus
REL	M	40	Rhapis excelsa / Lady Palm
RID	V	199	Rhaphiolepis indica 'Dwarf' / Dwarf Indian Hawthorn
SAG	M	49	Schefflera arboricola / Green Dwarf Schefflera
SAT	M	649	Schefflera arboricola 'Trinette' / Tricolor Schefflera
SGC	M	37	Schefflera arboricola 'Gold Capella' / Gold Capella Schefflera
SPD	M	3	Senna polyphylla / Desert Cassia
STB	V	25	Sansevieria trifasciata 'Black Gold' / Black Gold Snake Plant
VOA	V	19	Viburnum odoratissimum awabuki / Awabuki Viburnum

3 Gal., Specimen, as shown
1 Gal., 14" OA., 18" OC
3 Gal., Alcantarea imperialis / Imperial Red Bromeliad
3 Gal., Specimen, as shown
3 Gal., 3' OC
3 Gal., 20" OA., 2' OC.
3 Gal., Specimen, as shown
3'Wx5'Lx2'H and 3'Wx4'Lx2'H
3 Gal., 2' OC.
3 Gal., 24" OA., as shown.
7 Gal., 36" OA., 3' OC
3 Gal., 24" OA, 2' OC
15 Gal., 3-4' spr.
3 Gal., 24" OA, 2' OC.
3 Gal., 2' OA, 18" OC.
3 Gal., 14" OA., 2' OC.
3 Gal., 18" OA., 2' OC., Full.
15 Gal., 5" OA., Matched Cones full to base
1 Gal., 18" OC.
3 Gal., 18-24" OA, 2' OC.
1 Gal., 18" OC.
15 Gal., 7' OA, Matched Standards
3 Gal., 18-20" OA., 2' OC.
3 Gal., 14" JA., 18" OC.
3 Gal., 18" OA., 2' OC.
3 Gal., 10-12" spr., 2' OC.
15 Gal., 5' OA., Matched Standards
3 Gal., 18 x 18", 2' OC.
7 Gal., 36" OA., 3' OC.
Gal., 18" OC.
1 Gal., 112" OA., 2' OC.
1 Gal., 12" OA., 15" OC.
1 Gal., 12" OA., 20" OC.
1 Gal., 12" OA., 20" OC.
1 Gal., 12" OA., 20" OC.
4" Pot, 6" OC.
3 Gal., 2' OC.
3 Gal., 2' OC.
3 Gal., 20" OA, 2' OC., Full to base
3 Gal., 3' OA, 2' OC., Full to base
3 Gal., 3' Ht., Planted as shown.
3 Gal., 18" OC.
3 Gal., 24" OA, 2' OC .
3 Gal., 24" OA, 2' OC .
3 Gal., 24" OA, 2' OC .
15 Gal., 6' Matched standards
3 Gal., 14"OA, 2' OC.
7 Gal., 4' OA, as shown.

MISCELLANEOUS

SOD	M	Stenotaphrum secundatum / St. Augustine 'Floratum'
SOIL		50/50 Soil Mix

(N)	Florida Native Plant Species
L	Low Drought Tolerance
M	Moderate Drought Tolerance
V	Very Drought Tolerant



PART 2 - PRODUCTS

**2.1 STRUCTURAL SOIL**

A. Provide a Structural Soil mix using the two components listed below that will meet the ASTM standards as follows:

1/4" Stellite Expanded Slate	80%
Sandy Clay Loam	20%

\*Percentage of sand and clay may vary to meet testing requirements.

- Air Filled Porosity: 10% - 15% by volume
- Water Retention (ASTM D2325) at 0.1 bar: minimum of 10% - 12% by volume, up to 30%.
- Permeability (Hydraulic Conductivity) (ASTM D2434 or D5094): Minimum 1/4" - 1/2" per hour

**2.2 Structural Soil Components**

A. 3/4" Stellite Rotary Kiln Expanded Slate

- ASTM C29 Unit Dry Weight loose (48 lbs/cf to 55 lbs/cf) Saturated Surface Loose (55 lbs/cf to 60 lbs/cf)
- ASTM C127 Specific Gravity to meet 1.45 to 1.60 Dry Bulk
- ASTM C330 to meet the ASTM Gradation 3/4" - #4 size

3/4" to #4	% Passing
1"	100
3/4"	90 - 100
10-50	
#4	0 - 10

#4 Test for degradation loss using Los Angeles Abrasion testing in accordance with ASTM C-131 modified method FM 1-T096. No more than 28% of the weight of the aggregate must be lost to degradation.

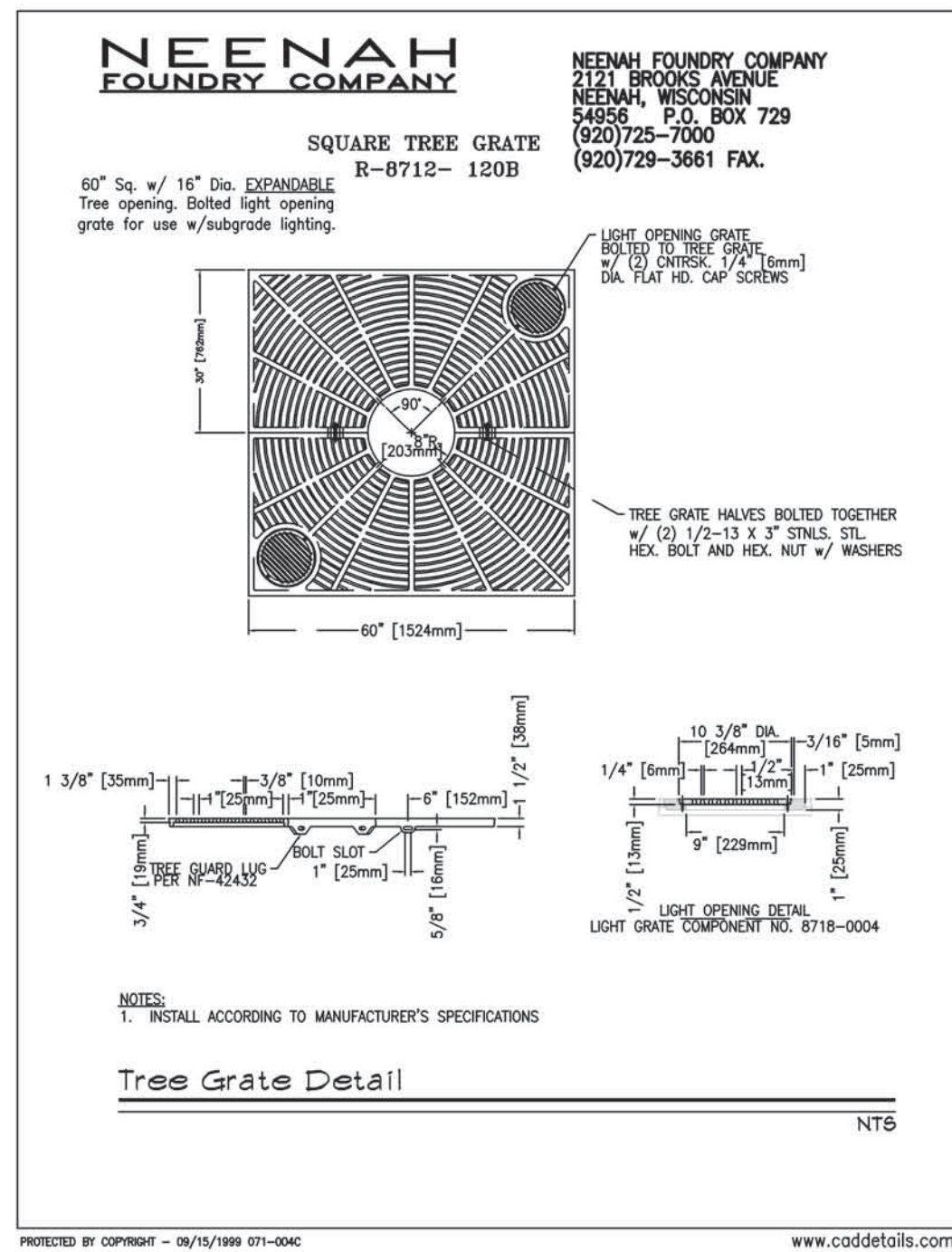
B. Sandy Clay Loam

- Texture
- 40%-65% sand
- 15%-25% silt
- 20%-35% clay
- 2%-5% Organic matter

**2.2 MIXING OFFSITE**

A. Structural Soil

- Mechanically mix the sand and loam thoroughly if mixing is necessary to meet the specifications.
- Saturate the 3/4" Expanded Slate with water and mechanically mix the sandy clay loam until the slate particles are completely coated.
- When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.
- Install the mix within 48 hours of mixing.



The Pearl at Flagler Village  
FES Project No. 12-1001.00

I. GENERAL INFORMATION

Overall Site Analysis

**PROPOSED LAND USAGE**

A. TOTAL ACREAGE =	140.8256F =	3.23AC
B. BUILDING COVERAGE =	83.5425F =	1.92AC 59%
C. TOTAL ASPHALT & WALKS =	34.4456F =	0.79AC 24%
D. TOTAL IMPERVIOUS =	117.9856F =	2.71AC 84%
E. % WATER QUALITY IMPERVIOUS =		60%
F. PERVIOUS AREA =	22.8385F =	0.52AC 16%
		100%

**EXISTING LAND USAGE**

A. TOTAL ACREAGE =	140.8256F =	3.23AC
B. BUILDING COVERAGE =	4.1605F =	0.10AC 3%
C. TOTAL ASPHALT & WALKS =	11.6925F =	0.27AC 8%
D. TOTAL IMPERVIOUS =	15.8525F =	0.36AC 11%
E. % WATER QUALITY IMPERVIOUS =		9%
F. PERVIOUS AREA =	124.9731F =	2.87AC 89%
		100%

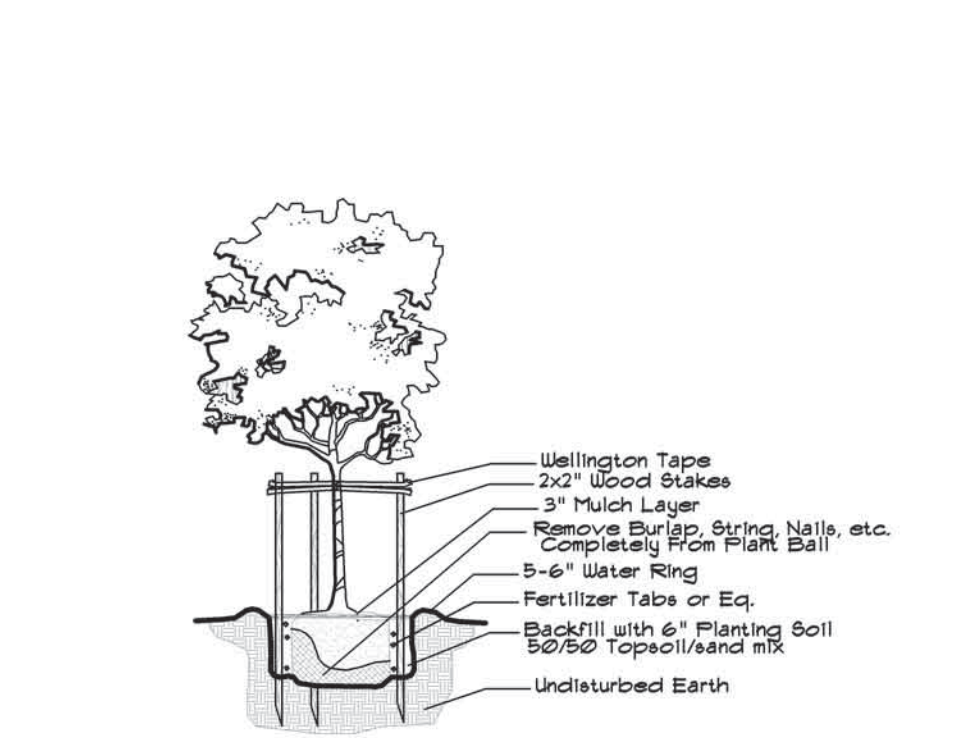
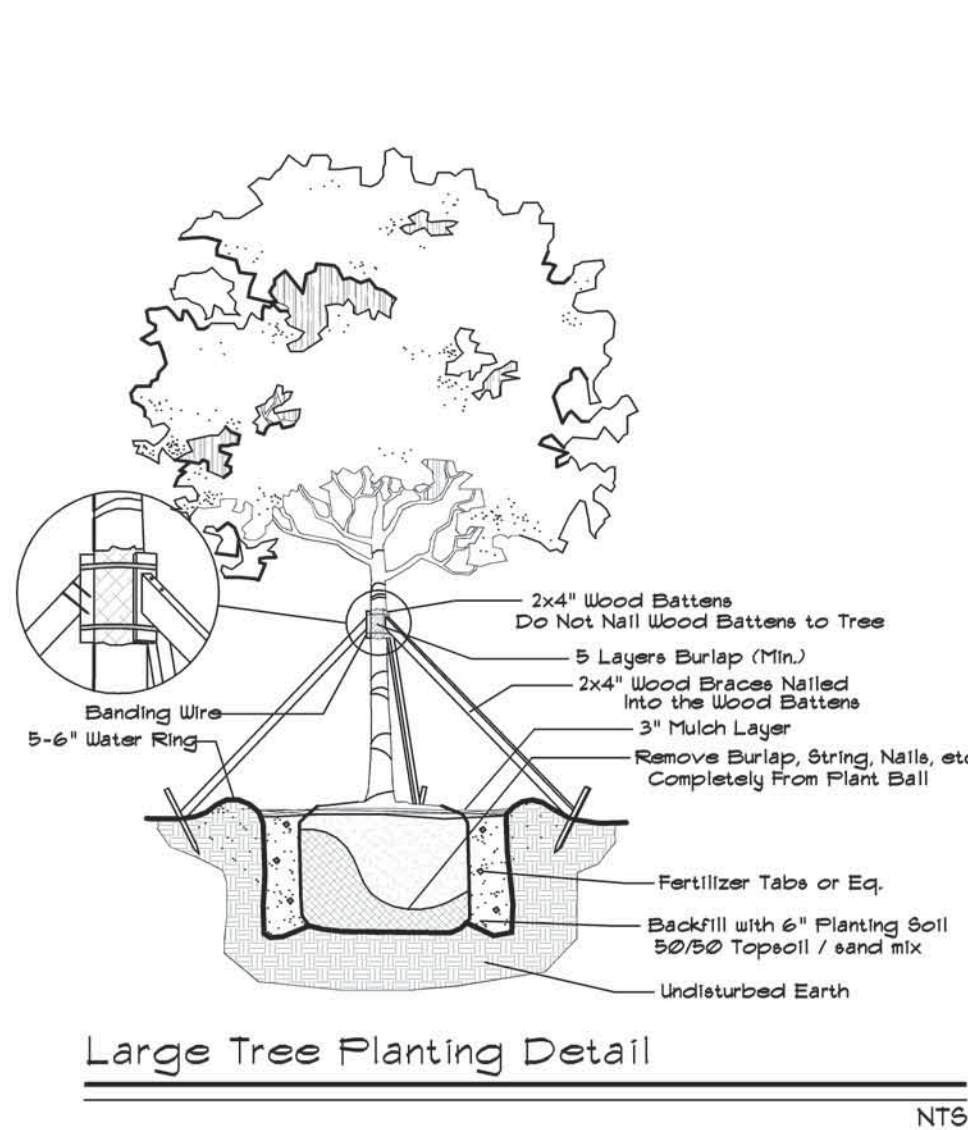
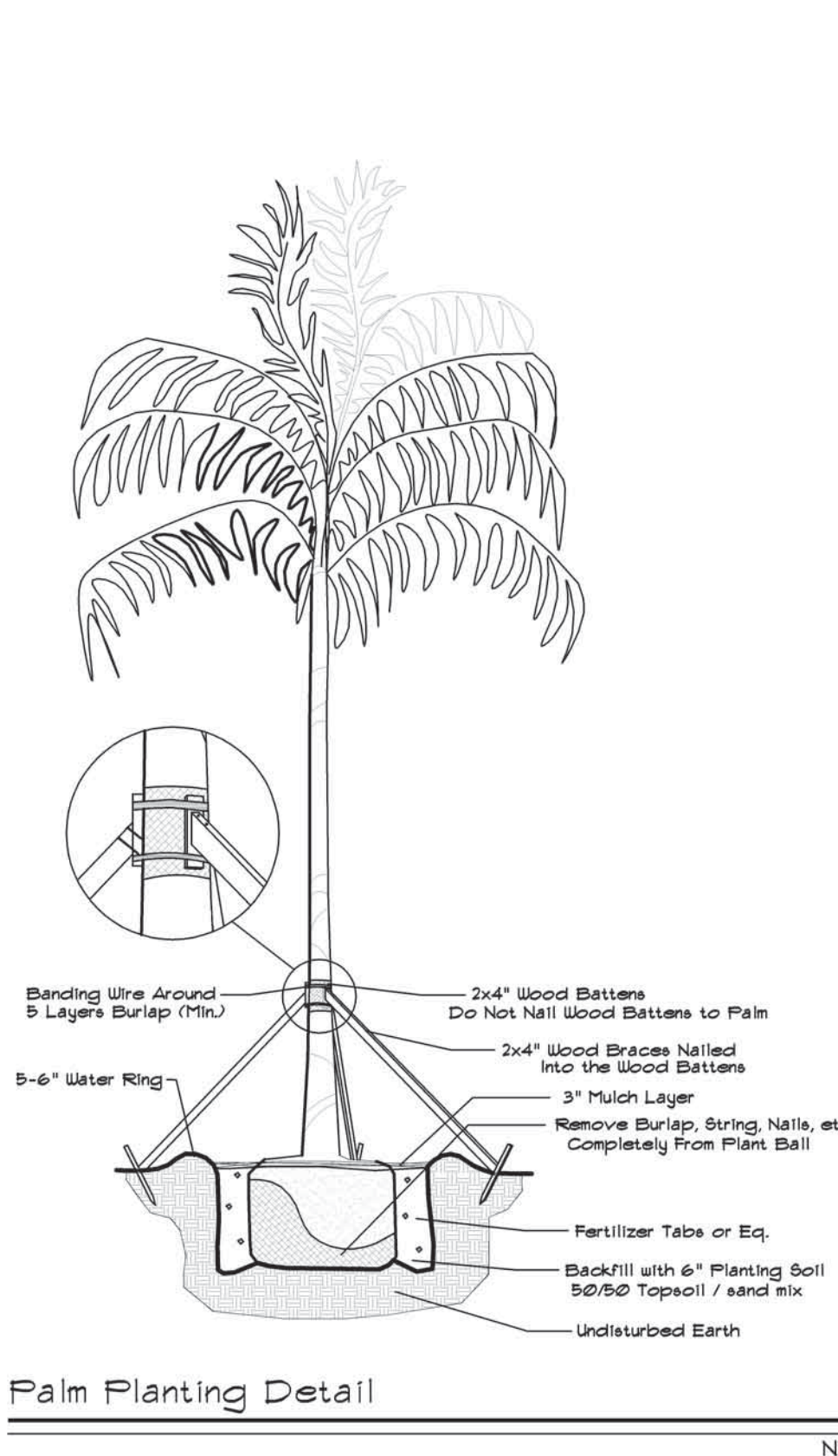
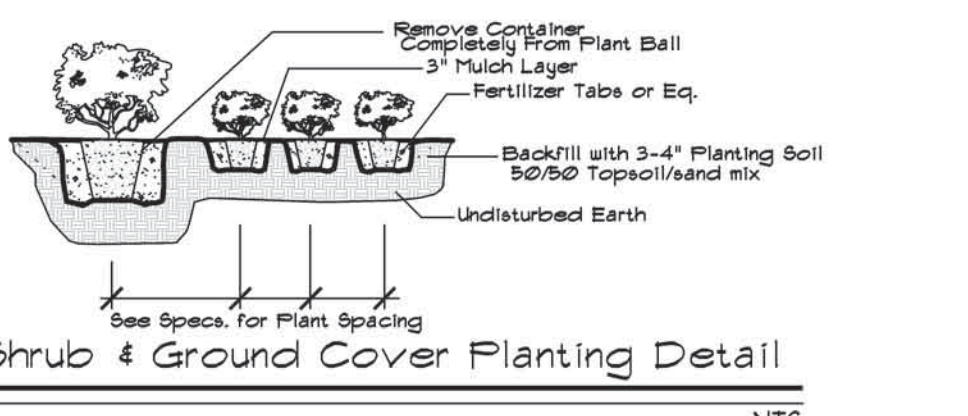
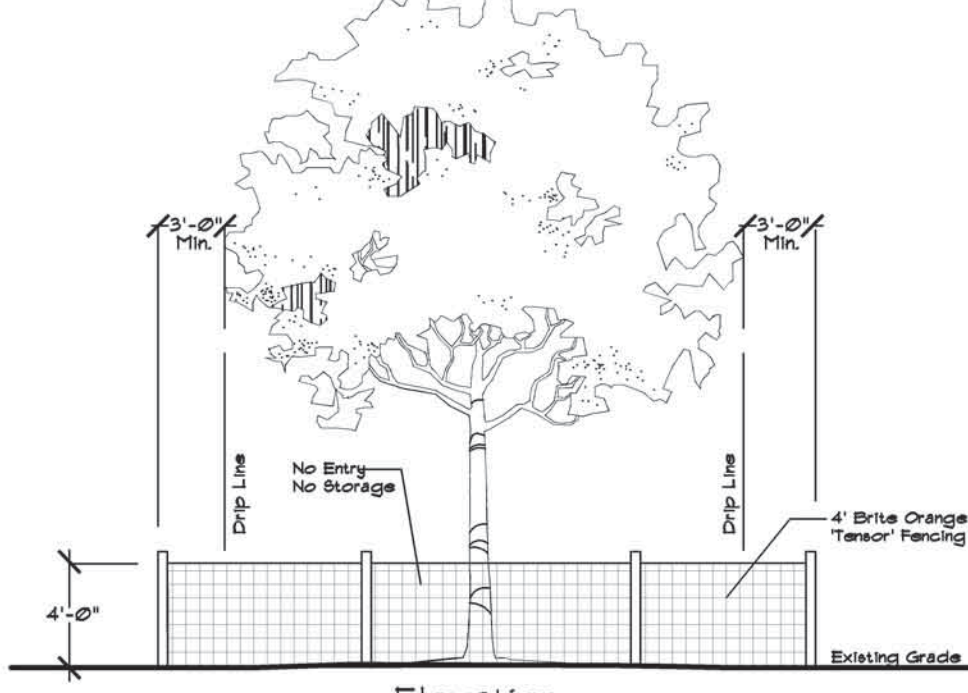
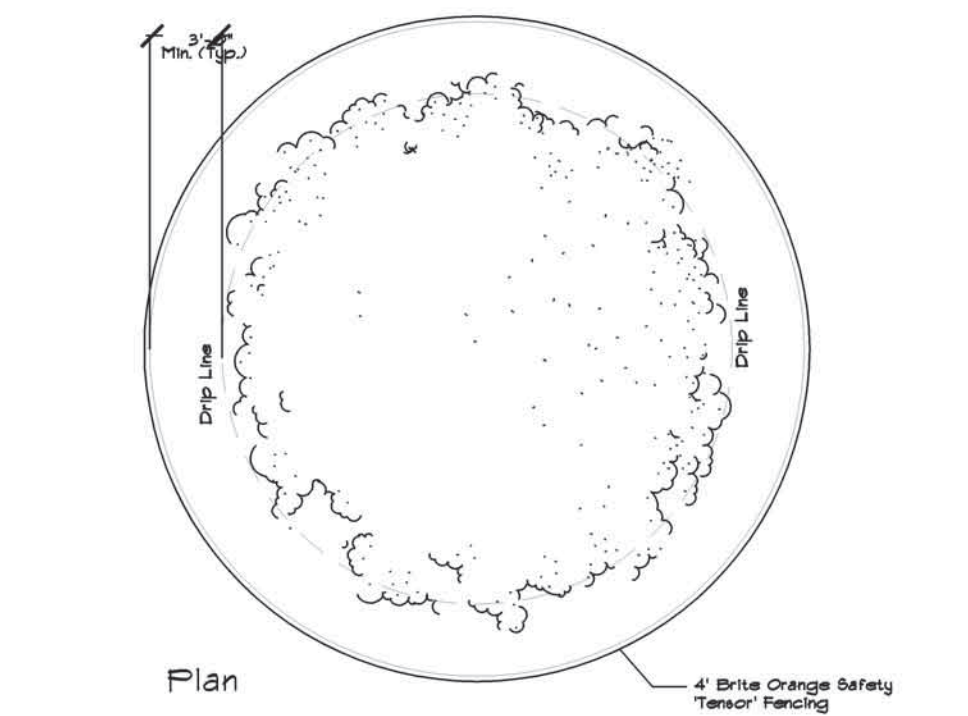
II. WATER QUALITY CRITERIA

A. COMPUTE FIRST INCH OF RUNOFF FROM TOTAL SITE

1 1/12 Total Acreage = 0.27AC-FT= 3.23AC-IN

B. COMPUTE 2.5 TIMES THE % OF "WATER QUALITY" IMPERVIOUS

2.5 x % Imperv. = 0.40AC-FT= 4.86AC-IN



NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

Six inches (6") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is the landscape contractor's responsibility and shall be provided as a part of the landscape contractor's contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

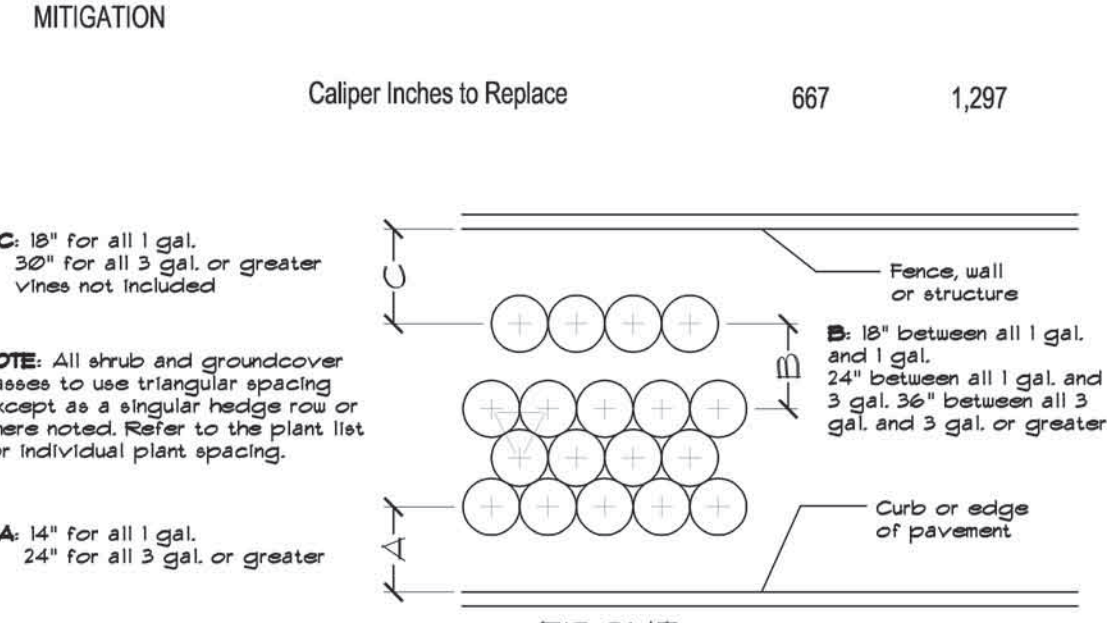
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Floratum' sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

OVERALL SITE PLANTING DATA TABLE

CODE REQUIREMENTS	LF. / AREA	AMOUNT REQUIRED	AMOUNT PROVIDED
<b>PERIMETER BUFFER</b>			
NORTH (ROW)	360'		
N.E. 5th STREET	Trees (1/30 LF)	12	12
SOUTH PERIMETER	360'		
	Trees (1/40 LF)	9	17
EAST (ROW)	410'		
FEDERAL HIGHWAY	Trees (1/30 LF)	14	14
WEST (ROW)	336'		
N.E. 5th AVENUE	Trees (1/30 SF)	11	11
EAST (ROW)	450'		
N.E. 5th TERRACE	Trees (1/30 LF)	15	15
WEST (ROW)	352'		
N.E. 5th TERRACE	Trees (1/30 SF)	12	15
<b>MITIGATION</b>			
	Caliper Inches to Replace	667	1,297



STRUCTURAL SOIL DETAIL AND NOTES

Architecture  
Landscape Architecture  
Interior Design  
Governmental Processing  
**ARCHITECTURAL ALLIANCE**  
11111 BIRCHWOOD AVENUE, SUITE 100, FORT LAUDERDALE, FL 33308  
TEL: (954) 766-0000 FAX: (954) 766-0001 EMAIL: info@architecturalalliance.com

HUGH JOHNSON  
FLA #C000237

Seal

Revision Dates

Landscape Details Plan  
**THE PEARL**  
at Flagler Village  
Fort Lauderdale, Florida

Sheet Description  
Landscape Details Plan

Release Date  
4-30-12

Project Number  
1232

Drawing Number  
**LP-5**

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

5th TERRACE

7'  
Walk

FROM NE 5th STREET  
LOOKING SOUTH ON 5th TERRACE



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

12'-5"  
SIDEWALK

8'-6"  
PLANTING  
ISLAND

20'-0"  
5th STREET

FROM FEDERAL HIGHWAY  
LOOKING WEST ON 5th STREET