

ENTRANCE FEATURE 13-EF-002  
 ALTIS AT KENDALL SQUARE, LLC  
 SEC. 6, TWP. 55 S, RGE. 39 E DISTRICT 11  
 MIAMI-DADE COUNTY

# ALTIS AT KENDALL SQUARE

## MIAMI-DADE - FLORIDA

MARCH 22ND, 2013

**CLIENT / OWNER**

**ALTMAN DEVELOPMENT**

1515 FEDERAL HIGHWAY, SUITE 300  
 BOCA RATON, FLORIDA 334312  
 (561) 314-1492

**ARCHITECTS & PLANNERS**

**VALLE VALLE & PARTNERS**

194 MINORCA AVENUE  
 CORAL GABLES, FLORIDA 33134  
 (305) 552-7233

**CIVIL ENGINEERS**

**HSQ GROUP, INC.**

1489 WEST PALMETTO PARK ROAD, SUITE 340  
 BOCA RATON, FLORIDA 33486  
 (561) 392-0221

**SURVEYOR**

**FORD ENGINEERS**

1950 NW 94TH AVENUE, SECOND FLOOR  
 MIAMI, FLORIDA 33172  
 (305) 477-6472

**LANDSCAPE ARCHITECT**

**WITKIN HULTS DESIGN GROUP**

307 SOUTH 21ST AVENUE  
 HOLLYWOOD, FLORIDA 33020  
 (954) 923-9681

**INDEX OF DRAWINGS**

- SHEET 1 OF 2- SURVEY & LEGAL DESCRIPTION
- SHEET 2 OF 2- SURVEY & LEGAL DESCRIPTION
- SHEET C1 OF 2- PAVING AND DRAINAGE PLAN
- SHEET C2 OF 2- DETAIL SURVEY - SECTOR 2

- L-1 OVERALL LANDSCAPE PLAN & INDEX SHEET
- L-3 ENTRY FEATURES LANDSCAPE PLAN
- L-15 LANDSCAPE DETAILS & NOTES

- A-1 GENERAL SITE PLAN & LOCATION MAP
- A-2 MAIN ENTRANCE FEATURES FLOOR PLAN
- A-3 TOWER PLAN AND DETAILS
- A-4 TRELIS AND FOUNTAIN PLANS AND DETAILS

**SURVEYOR'S CERTIFICATION**  
 I, JOHN C. FORD, being duly sworn, do hereby certify that I am a duly Licensed Professional Surveyor in the State of Florida, License No. 10000, and that I am the author of the foregoing map and that the same is a true and correct copy of the original as shown to me by the client.

DATE: 03/22/2013  
 TIME: 10:00 AM  
 LOCATION: 1515 FEDERAL HIGHWAY, SUITE 300, BOCA RATON, FLORIDA 334312

JOHN C. FORD  
 PROFESSIONAL SURVEYOR AND OFFICE  
 FORD ENGINEERS, INC. 1950 NW 94TH AVENUE, MIAMI, FLORIDA 33172

EF13-002  
**RECEIVED**  
 MAR 22 2013

ZONING HARRIS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY: *fe*

NO.	DATE	BY	CODE	REVISIONS	FORM

SCALE	DATE	STATUS

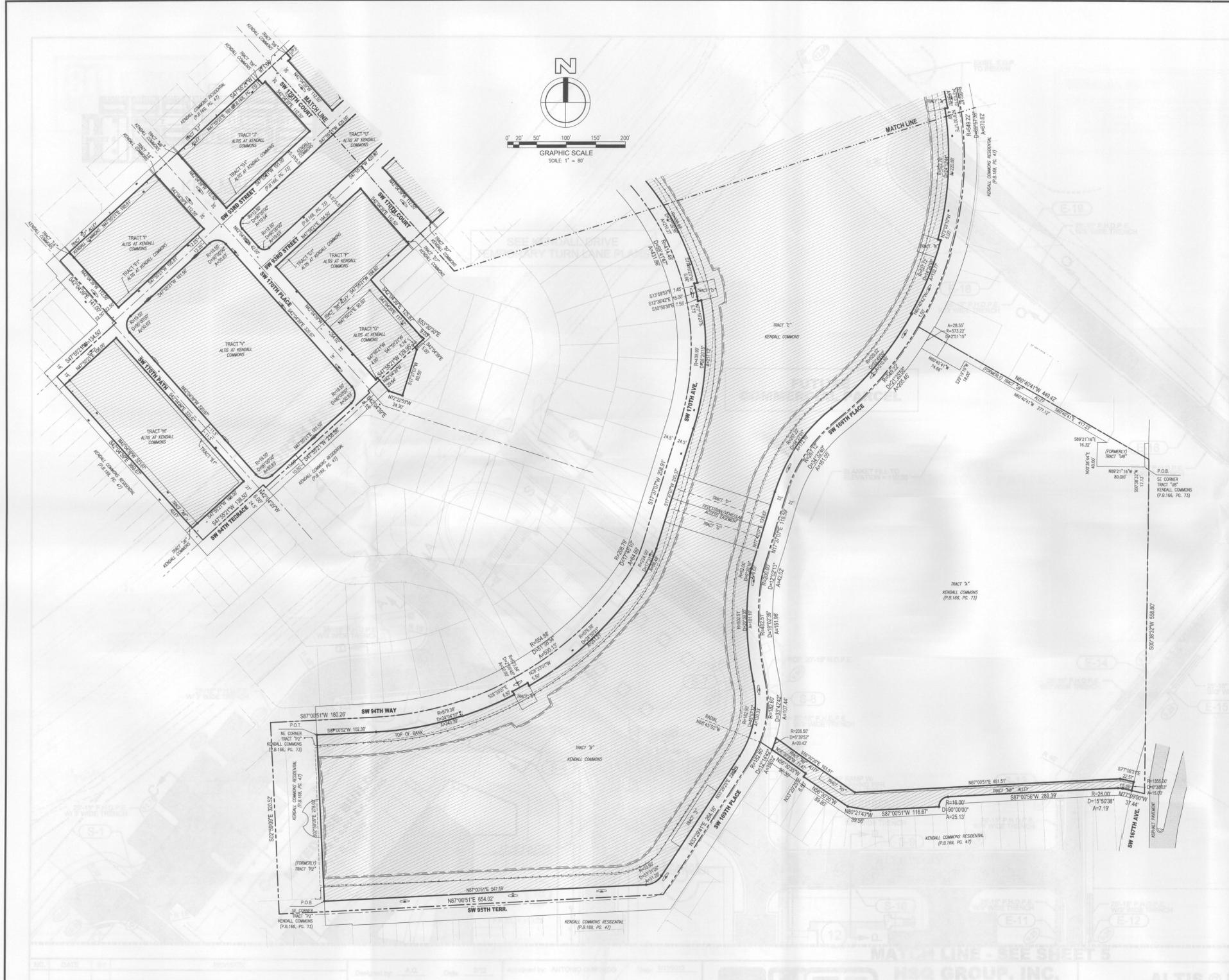


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 Boca Raton, Florida 33486 - (561) 392-0221  
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**MAP OF ALTA/ACSM LAND TITLE SURVEY**  
**ALTIS AT KENDALL COMMONS PROPERTY**  
 MIAMI-DADE COUNTY, FLORIDA

PROJECT NUMBER  
 1107-25  
 SHEET NUMBER  
 1 OF 2





TITLE INSURANCE COMMITMENT INFORMATION TABLE				
CHICAGO TITLE INSURANCE COMPANY ORDER NO. 355849 EFFECTIVE DATE: 11/3/12				ITEMS LISTED ARE PER SCHEDULE B SECTION 8 EXCEPTIONS
COMMIT #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PRICE
5	ORDINANCE	ADOPTS DADE COUNTY AGRICULTURAL LAND USE PLAN, ETC.	O.R.B. 11781, PG. 1422 & O.R.B. 12046, PG. 481	YES NO
6	DECLARATION	DECLARATION OF RESTRICTIVE COVENANTS	O.R.B. 18973, PG. 2876	YES NO
7	DECLARATION	DECLARATION OF RESTRICTIONS	O.R.B. 18176, PG. 3519	YES NO
8	EASEMENT	INGRESS, EGRESS & ACCESS EASEMENT	O.R.B. 18328, PG. 1746	YES YES
9	DELETED	---	---	---
10	COVENANT	COVENANT W/ MIAMI-DADE COUNTY RESTRICTING USES, ETC.	O.R.B. 18567, PG. 183	YES NO
11	DECLARATION & MODIFICATION	RESTRICTIONS RELATING TO TRADITIONAL NEIGHBORHOOD DEVELOPMENT	O.R.B. 20348, PG. 1875 & O.R.B. 27028, PG. 1880	YES NO
12	NOTICE OF ESTABLISHMENT AND DECLARATION OF CONSENT TO JURISDICTION	VOYATA IN KENDALL COMMUNITY DEVELOPMENT DISTRICT	O.R.B. 23058, PG. 4762, O.R.B. 24148, PG. 585, O.R.B. 25214, PG. 2743, O.R.B. 24418, PG. 777, O.R.B. 24418, PG. 3211, O.R.B. 24418, PG. 2894, O.R.B. 25333, PG. 1863, O.R.B. 25333, PG. 1897, & O.R.B. 26133, PG. 1666	YES NO
13	DECLARATION OF RESTRICTIVE COVENANT	COVENANT TO MIAMI-DADE COUNTY RE VOYATA IN KENDALL COMMUNITY DEV. DIST.	O.R.B. 23544, PG. 1033	YES NO
14	DELETED	---	---	---
15	AGREEMENT TO CONVEY OR DEDICATE	AGREEMENT WITH VOYATA IN KENDALL COMMUNITY DEVELOPMENT DISTRICT	O.R.B. 24127, PG. 1297	YES NO
16	ASSESSMENTS	ASSESSMENTS RESULTING FROM USE OF VOYATA IN KENDALL COMMUNITY DEV. DIST.	O.R.B. 24418, PG. 3215	YES NO
17	MASTER DECLARATION, REAFFIRMATION, AMENDMENT, AND ASSIGNMENT	DECLARATION FOR VOYATA	O.R.B. 24655, PG. 2040, O.R.B. 25631, PG. 3330, O.R.B. 27443, PG. 4897, O.R.B. 27828, PG. 4440, O.R.B. 27828, PG. 4440, & O.R.B. 28168, PG. 1188	YES NO
18	COVENANT	COVENANT W/MIAMI-DADE COUNTY RE WETLANDS	O.R.B. 25055, PG. 2421	YES NO
19	ORDINANCE & RESOLUTION	KENDALL COMMONS MULTIPURPOSE MAINTENANCE & STREET LIGHTING SPECIAL TAXING DISTRICT	O.R.B. 25838, PG. 3330, O.R.B. 25838, PG. 4651, O.R.B. 25838, PG. 3372 & O.R.B. 25838, PG. 4683	YES NO
20	PLAT: KENDALL COMMONS	RESTRICTIONS, COVENANTS &/OR EASEMENTS	P.B. 168, PG. 73	YES NO
21	PLAT: KENDALL COMMONS SQUARE	RESTRICTIONS, COVENANTS, &/OR EASEMENTS	P.B. 168, PG. 93	YES NO
22	EASEMENT FOR MAINTENANCE & PUBLIC ACCESS (KENDALL COMMONS)	UPON OCCURRENCE OF FAILURE TO MAINTAIN INFRASTRUCTURE	O.R.B. 26393, PG. 2102	YES NO
23	DECLARATION OF COVENANT	KENDALL COMMONS MULTIPURPOSE SPECIAL TAXING DISTRICT	O.R.B. 26415, PG. 108	YES NO
24	DECLARATION OF COVENANT	KENDALL COMMONS STREET LIGHTING SPECIAL TAXING DISTRICT	O.R.B. 26415, PG. 109	YES NO
25	DEVELOPMENT AGREEMENT	TERMS AND PROVISIONS	O.R.B. 27028, PG. 4463	YES NO
26	AGREEMENT	AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES	O.R.B. 28088, PG. 3696	YES NO
27	NOTICE	NOTICE OF FINANCING PLAN AND MAINTENANCE OF IMPROVEMENTS	O.R.B. 28155, PG. 4607	YES NO
28	EASEMENT FOR MAINTENANCE & PUBLIC ACCESS (KENDALL COMMONS SQUARE)	UPON OCCURRENCE OF FAILURE TO MAINTAIN INFRASTRUCTURE	O.R.B. 28505, PG. 646	YES NO
29	PLAT: ALTIS AT KENDALL COMMONS	RESTRICTIONS & COVENANTS	P.B. 168, PG. 51	YES NO
-	-	EASEMENTS	-	YES

- NOTES:**
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE AREA OF THIS PROPERTY IS 35.314 ACRES, MORE OR LESS.
  - ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
  - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
  - BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACT "A" OF SAID ALTIS AT KENDALL COMMONS PLAT HAVING A BEARING OF N 87°43'42" E, AS SHOWN ON THE RECORD PLAT.
  - RECORDING INFORMATION REFERS TO MIAMI-DADE COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
  - THE ZONING DISTRICT FOR THIS PROPERTY IS TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT) DISTRICT. THE SETBACKS ARE VARIABLE AND SHOULD BE CONFIRMED WITH THE MIAMI-DADE ZONING DEPARTMENT.
  - FLOOD ZONE INFORMATION:  
 A. COMMUNITY NO. : 120635  
 B. FIRM MAP NO. : 12060C0437L & 12060C0440L  
 C. MAP REVISION DATE : SEPTEMBER 11, 2009  
 D. FIRM ZONE : AH & X  
 E. BASE FLOOD ELEVATION : 8 FEET & N/A

**ABBREVIATIONS:**

A/C	= AIR CONDITIONER
ALUM.	= ALUMINUM
B.C.R.	= BROWARD COUNTY RECORDS
BOT.	= BOTTOM
BRN	= BROKEN
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK & STUCCO
CLF	= CHAIN LINK FENCE
CMF	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
D.E.	= DRAINAGE EASEMENT
ELEV.	= ELEVATION
F.F.	= FINISHED FLOOR
FIR/C	= FOUND IRON ROD W/CAP
FIR	= FOUND IRON ROD
FOUND	= FOUND
ICV	= IRRIGATION CONTROL VALVE
INVERT	= INVERT
L.B.	= LANDSCAPE BUFFER
MON.	= MONUMENT
N/D	= NAIL AND DISC
P.B.	= PLAT BOOK
P.B.C.R.	= PALM BEACH COUNTY RECORDS
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.T.	= POINT OF TERMINATION
R/W	= RIGHT-OF-WAY
RI/C	= SET 1/2" IRON ROD W/CAP LB7924
SMH	= SANITARY SEWER MANHOLE
SO.	= SQUARE
STY.	= STORY
TCB	= TRAFFIC CONTROL BOX
TYP.	= TYPICAL
U.E.	= UTILITY EASEMENT
WV	= WATER VALVE

**LEGEND:**

BACKFLOW PREVENTER	●
BOLLARD	○
CABLE BOX	□
CATCH BASIN	⊕
CENTERLINE	—
CLEANOUT	⊕
ELEVATION	⊕
MANHOLE, DRAINAGE	⊕
MANHOLE, SANITARY	⊕
POLE, LIGHT	⊕
POLE, WOOD	⊕
SET 1/2" IRON ROD W/CAP LB7924	⊕
SIGN	⊕
TREE	⊕
VALVE, WATER	⊕
WATER METER	⊕
WIRES, OVERHEAD	—

INDICATES THE AREAS INCLUDED IN THIS SURVEY

NO.	DATE	BY	CKD	REVISIONS	FB/PB

SCALE: 1"=80'  
 DATE: 12/14/12  
 DRAWN BY: DCW  
 FIELD BOOK: 002/43  
 CHECKED BY: GTW  
 SURVEY TYPE: BOUNDARY

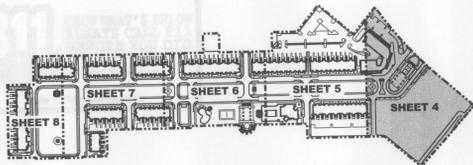


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 CA26256 · LB7924

**MAP OF ALTA/ACSM LAND TITLE SURVEY  
 ALTIS AT KENDALL COMMONS PROPERTY  
 MIAMI-DADE COUNTY, FLORIDA**

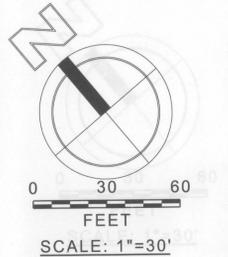
PROJECT NUMBER  
**1107-25**  
 SHEET NUMBER  
**2 OF 2**

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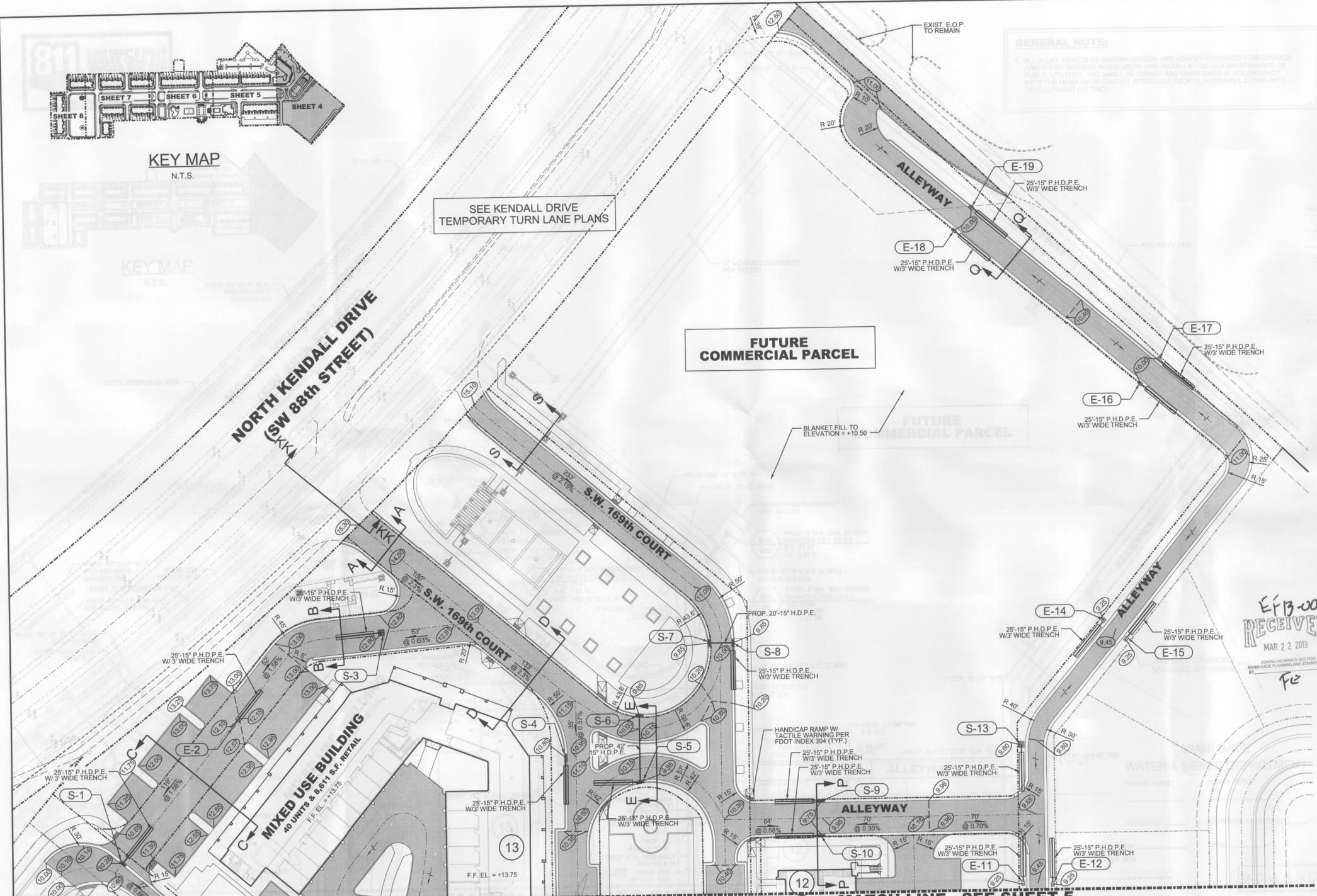
KEY MAP  
N.T.S.

KEY MAP  
N.T.S.



LEGEND

- 100'-24" R.C.P. LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- PAVEMENT SLOPE & DIRECTION
- 0.60% PAVEMENT SLOPE & DIRECTION
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- F.F. = +12.00 FINISHED FLOOR ELEVATION
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- SAWCUT & WIDENING
- CONFLICT DESIGN INFORMATION
- 15" D = +15.00 SIZE & BOTTOM OF PIPE ELEV.
- 8" S = +13.50 SIZE & TOP OF PIPE ELEVATION
- W = WATER MAIN
- S = SANITARY SEWER MAIN
- D = STORM DRAINAGE LINE



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MAR 22 2013  
JONING HEARINGS SECTION  
BRAIN PLANNING AND DESIGN DEPT.  
FE

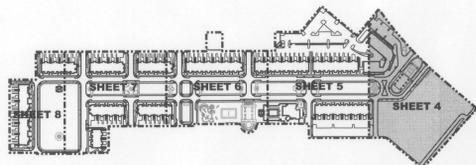
NO.	DATE	BY	REVISION
4	9/12/12	R.W.	REVISED PER MD-PUBLIC WORKS COMMENTS
3	9/4/12	R.W.	REVISED PER MD-PUBLIC WORKS COMMENTS
2	8/20/12	R.W.	REVISED PER MD-PUBLIC WORKS COMMENTS
1	7/6/12	R.W.	REVISED PER MD-PUBLIC WORKS COMMENTS

Designed by: A.Q. Date: 2/12  
 Drawn by: R.W. Date: 2/12  
 Checked by: A.Q. Date: 2/12  
 Approved by: ANTONIO QUEVEDO Date: 9/13/2012  
 Registered Engineer Number: 59471  
 State of Florida

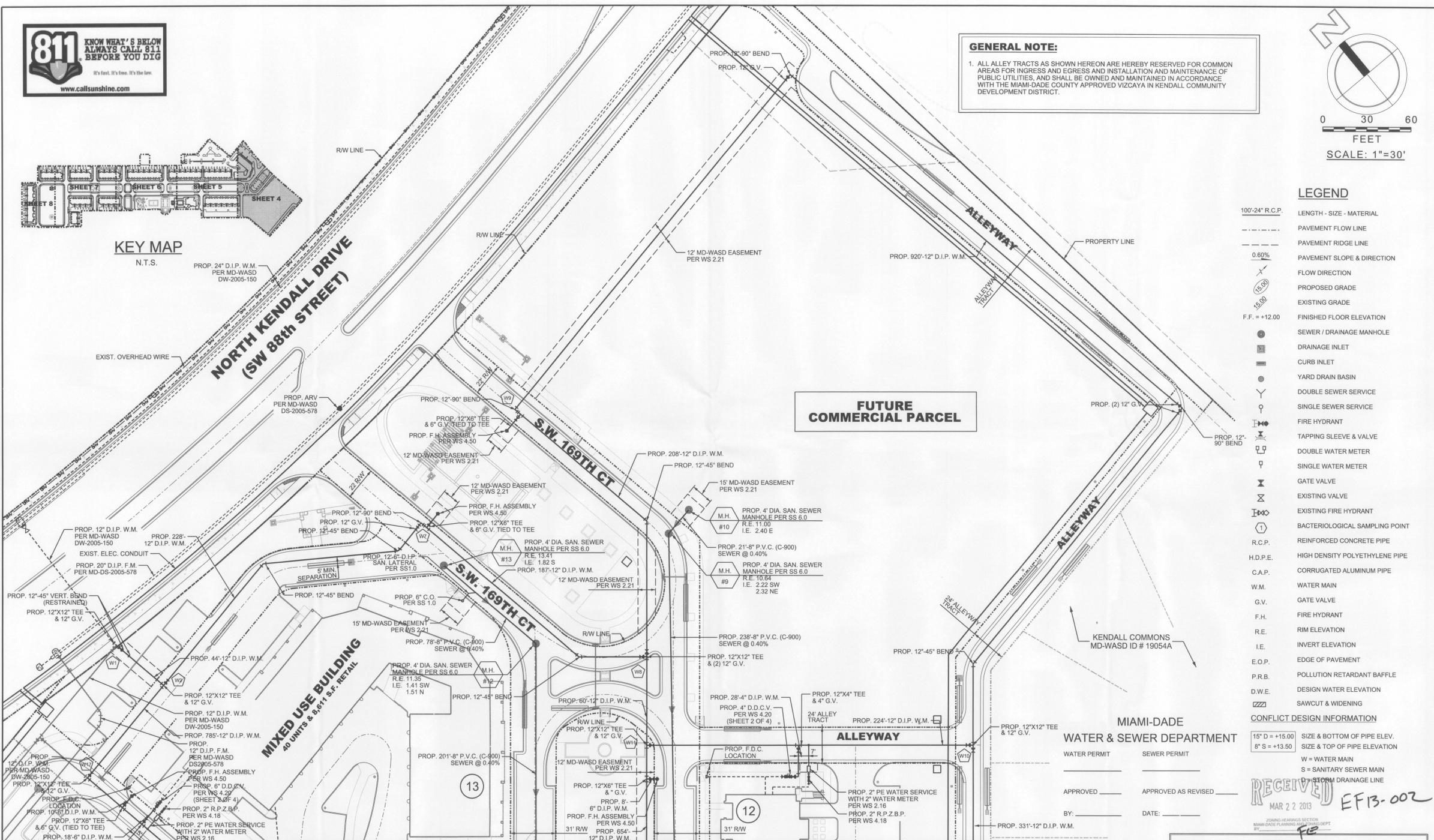
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 C26258 · LB7924

**ALTIS @ KENDALL COMMONS**  
 PAVING AND DRAINAGE PLAN  
 PROJECT NUMBER: 1107-25  
 SHEET NUMBER: C1 OF 2

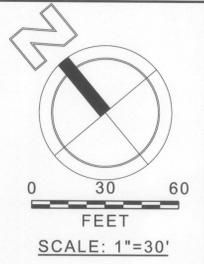




KEY MAP  
N.T.S.



**GENERAL NOTE:**  
1. ALL ALLEY TRACTS AS SHOWN HEREON ARE HEREBY RESERVED FOR COMMON AREAS FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND SHALL BE OWNED AND MAINTAINED IN ACCORDANCE WITH THE MIAMI-DADE COUNTY APPROVED VIZCAYA IN KENDALL COMMUNITY DEVELOPMENT DISTRICT.



**LEGEND**

- 100'-24" R.C.P. LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
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- 0.60% PAVEMENT SLOPE & DIRECTION
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- PROPOSED GRADE
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- 8' S = +13.50 SIZE & TOP OF PIPE ELEVATION
- W = WATER MAIN
- S = SANITARY SEWER MAIN
- SD = STORM DRAINAGE LINE

MIAMI-DADE  
WATER & SEWER DEPARTMENT

WATER PERMIT \_\_\_\_\_ SEWER PERMIT \_\_\_\_\_  
APPROVED \_\_\_\_\_ APPROVED AS REVISED \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

RECEIVED  
MAR 22 2013  
EF13-002

M-D.W.A.S.D. AGREEMENT ID. No. 21078

MATCH LINE - SEE SHEET 4

NO.	DATE	BY	REVISION
3	9/04/12	A.Q.	REVISED PER DADE COUNTY HEALTH DEPT. COMMENTS
2	7/23/12	R.W.	REVISED PER MD-WASD COMMENTS
1	6/29/12	R.W.	REVISED PER MD-WASD COMMENTS

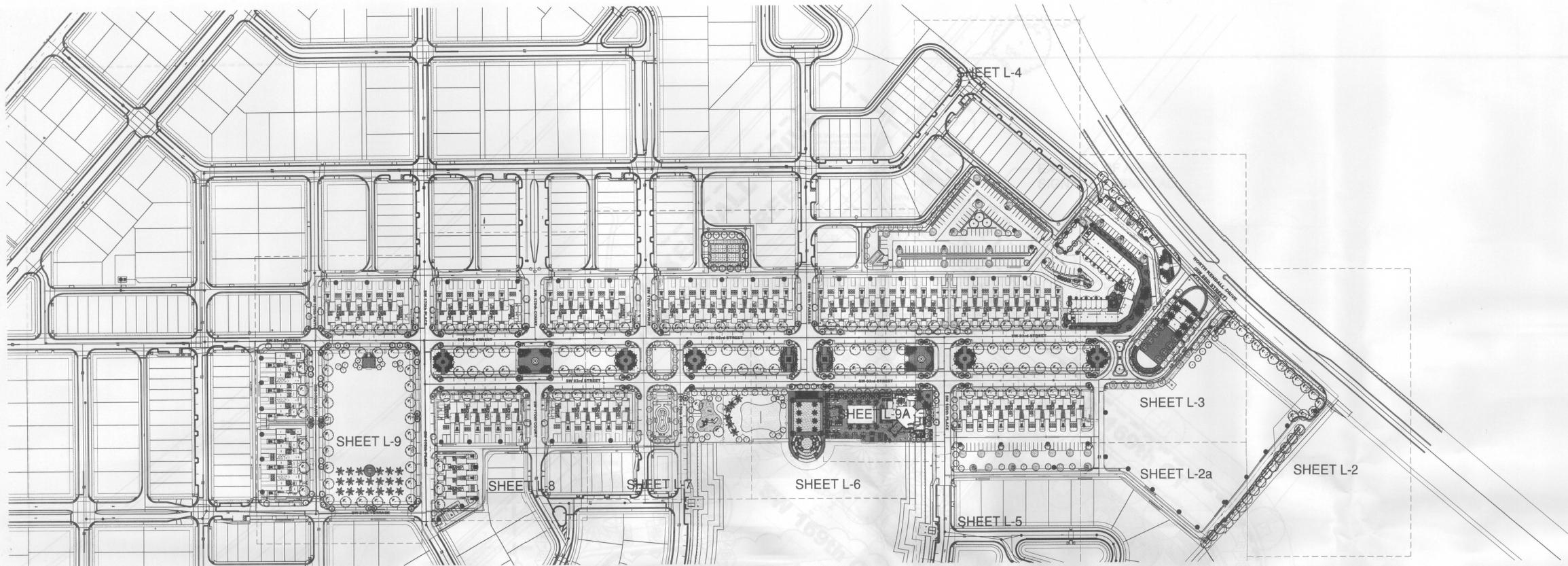
Designed by: A.Q. Date: 4/12  
Drawn by: R.W. Date: 4/12  
Checked by: A.Q. Date: 4/12  
Approved by: ANTONIO QUEVEDO Date: 9/5/2012  
Registered Engineer Number 59471  
State of Florida



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**ALTIS @ KENDALL COMMONS**  
WATER AND SEWER PLAN

PROJECT NUMBER  
1107-25  
SHEET NUMBER  
**C2 OF 2**



STREET TREE LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	54	Tabularia heterophylla	14 HT. X 8" SPR.
	174	PINK TRUMPET TREE	F. G.
	45	"Quercus virginiana	18" HT. X 8" SPR. 4" CAL. MIN.
	56	LIVE OAK	F. G.
	32	"Quercus virginiana 1/4" Blue"	18" HT. X 8" SPR. 4" CAL. MIN.
	32	"New Haven"	18" HT. X 8" SPR. 4" CAL.
	32	DAWSON HOLLY	F. G.
	32	Legnestromia indica "Tussock"	12" HT. X 8" SPR. 3" CAL.
	32	TUSCARORA CREPE MYRTLE	F. G.

LOT LANDSCAPE LIST

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	20	Psychopogon elegans	24" O.A. HT. MIN. TRIPLES
	7	TRIPLE SOLITARE PALMS	F. G., STAGGERED
	9	Adonidia acuminata	20" O.A. HT. MIN. SINGLE
	21	SINGLE CHRISTMAS PALM	F. G.
	13	Adonidia acuminata	20" O.A. HT. MIN. DOUBLE
	11	DOUBLE CHRISTMAS PALM	F. G., STAGGERED
	6	"Quercus virginiana"	18" HT. X 8" SPR. 3" CAL.
	14	GUMBO LIMBO	F. G.
	13	"Chala missa"	12" HT. X 3" SPR. 2" DBH.
	11	PITCH APPLE	5'4" O.A. HT.
	11	EUROPEAN FAN PALM	25 GAL.
	6	Cyperus sempervirens	18" HT. X 2" SPR.
	5	ITALIAN CYPRESS	F. G.
	8	Delonix regia	12" HT. X 4" SPR. 2" CAL.
	14	ROYAL PONGAMIA	F. G.
	14	Hypochloa leptocarpa	12" O.A. HT.
	81	BOTTLE PALM	25 GAL.
	102	Legnestromia indica "Tussock"	12" HT. X 8" SPR. 3" CAL.
	23	TUSCARORA CREPE MYRTLE	F. G.
	12	Liquidambar styraciflua	12" HT. X 12" SPR. MULTI TRUNK
	12	JAPANESE PINE	F. G.
	12	Livistonia chinensis	18" O.A. HT. MIN.
	37	CHINESE FAN PALM	F. G.
	12	"Quercus virginiana"	18" HT. X 8" SPR. 2" CAL. MIN.
	12	Phormia dioica "Medop"	30" O.A. HT. MIN.
	12	MEDJOL DATE PALM	F. G.
	12	Phormia dioica	18" O.A. HT. MIN.
	12	SILVER DATE PALM	F. G.
	77	"Royauna vitta"	20" O.A. HT. MIN.
	19	ROYAL PALM	F. G., MATCHED HTS.
	24	Samolus scaberrimus	18" HT. X 8" SPR. 2" CAL.
	11	GLAUCOUS CASSIA	F. G.
	11	Valisneria spiralis	18" O.A. HT. MIN.
	11	SINGLE MONTGOMERY PALM	F. G.
	11	Valisneria spiralis	20" O.A. HT. MIN. DOUBLE
	11	DOUBLE MONTGOMERY PALM	F. G., STAGGERED

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AB	32	Azalea floribunda	18" HT. X 24" SPR.
AD	76	BRIGHT YELLOW BROMELIAD	10" POT
AI	6	Asplenium nidus	24" HT. X 24" SPR.
AO	7	Asplenium nidus	24" HT. X 24" SPR.
AW	80	Asplenium nidus	24" HT. X 24" SPR.
CC	4	Asplenium nidus	24" HT. X 24" SPR.
CA	35	Asplenium nidus	24" HT. X 24" SPR.
CE	213	Asplenium nidus	24" HT. X 24" SPR.
CES	120	Asplenium nidus	24" HT. X 24" SPR.
CG	276	Asplenium nidus	24" HT. X 24" SPR.
CI	176	Asplenium nidus	24" HT. X 24" SPR.
CIZ	81	Asplenium nidus	24" HT. X 24" SPR.
CT	18	Asplenium nidus	24" HT. X 24" SPR.
CV1	226	Asplenium nidus	24" HT. X 24" SPR.
CV2	60	Asplenium nidus	24" HT. X 24" SPR.
DE	774	Asplenium nidus	24" HT. X 24" SPR.
DT	298	Asplenium nidus	24" HT. X 24" SPR.
FM	161	Asplenium nidus	24" HT. X 24" SPR.
HA	27	Asplenium nidus	24" HT. X 24" SPR.
HE	58	Asplenium nidus	24" HT. X 24" SPR.
IN	150	Asplenium nidus	24" HT. X 24" SPR.
IT	443	Asplenium nidus	24" HT. X 24" SPR.
IY	181	Asplenium nidus	24" HT. X 24" SPR.
LM	189	Asplenium nidus	24" HT. X 24" SPR.
MD	15	Asplenium nidus	24" HT. X 24" SPR.
PB	108	Asplenium nidus	24" HT. X 24" SPR.
PM	16	Asplenium nidus	24" HT. X 24" SPR.
QL	6	Asplenium nidus	24" HT. X 24" SPR.
RI	163	Asplenium nidus	24" HT. X 24" SPR.
SA	40	Asplenium nidus	24" HT. X 24" SPR.
SN	4	Asplenium nidus	24" HT. X 24" SPR.
SR	8	Asplenium nidus	24" HT. X 24" SPR.
SV	116	Asplenium nidus	24" HT. X 24" SPR.
TA	875	Asplenium nidus	24" HT. X 24" SPR.
LAWN	As Required	ST. AUGUSTINE GRASS	SOLID EVEN 500

\* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND - PHASE 1

Zoning District: TND  
 Net Lot Area: 19.10 acres, 831,996 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 831,996 s.f. ± 40% = 500,398 s.f.	332,798	630,923
B. Square Feet of planting for open space required by Chapter 10A, as indicated on site plan: No parking spaces 676 x 10 x 1 ft per parking space =	6,760	6,760
C. Total s.f. of landscaped open space required by Chapter 33: A + B =	339,558	637,683
A. 339,558 total s.f. of landscaped open space required by Chapter 33 B. Maximum lawn area (soil permitted) = 60% x 339,558 s.f. =	203,735	153,628

TREES

A. No. trees required per net lot area Less existing number of trees meeting minimum requirements = 28 trees PER ACRE = 458 trees	4" O.A. HT. 4999	242 (THIS PLAN)	286 (TYPICAL UNITS)
B. % Native Allowed: No. trees required = 30% % Native Allowed: No. trees provided = 30% C. % Native Required: No. trees provided = 30% D. Street trees (maximum average spacing of 30' o.c.) = 11,892 linear feet along street / 25' =	158	158	N/A
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) linear feet along street / 25' =	54	54	N/A
F. Total Trees Required A + D + E =	166	410	338

SHRUBS

A. No. trees required x 10 = No. of shrubs required	1,660	3,380
B. No. shrubs required x 30% = No. of native shrubs required	498 <td>1,014</td>	1,014
C. Total Shrubs Provided	2,862	3,422

IRRIGATION PLAN: If required by Chapter 33

THE LOT TREE NUMBER FOR TYPICALS WAS REACHED USING THE FOLLOWING CALCULATION:

**BUILDING TYPE I (SEE SHEET L-11) - ONE BUILDING ON SITE**  
 TOTAL TREES PROVIDED: 29  
 TOTAL SHRUBS PROVIDED: 652

**BUILDING TYPE II (SEE SHEET L-10) - THREE BUILDINGS ON SITE**  
 TOTAL TREES PROVIDED: 117  
 TOTAL SHRUBS PROVIDED: 3063

**BUILDING TYPE III (SEE SHEET L-12) - FIVE BUILDINGS ON SITE**  
 TOTAL TREES PROVIDED: 30  
 TOTAL SHRUBS PROVIDED: 3065

**BUILDING TYPE IV (SEE SHEET L-11) - TWO BUILDINGS ON SITE**  
 TOTAL TREES PROVIDED: 98  
 TOTAL SHRUBS PROVIDED: 960

**BUILDING TYPE V (SEE SHEET L-14) - ONE BUILDING ON SITE**  
 TOTAL TREES PROVIDED: 13  
 TOTAL SHRUBS PROVIDED: 450

SHEET INDEX:

- L-1 INDEX
- L-2 OVERALL LANDSCAPE PLAN
- L-2a OVERALL LANDSCAPE PLAN
- L-3 OVERALL LANDSCAPE PLAN
- L-4 OVERALL LANDSCAPE PLAN
- L-5 OVERALL LANDSCAPE PLAN
- L-6 OVERALL LANDSCAPE PLAN
- L-7 OVERALL LANDSCAPE PLAN
- L-8 OVERALL LANDSCAPE PLAN
- L-9 OVERALL LANDSCAPE PLAN
- L-9a RECREATION AREA LANDSCAPE PLAN
- L-10 TYPICAL BUILDING TYPE II LANDSCAPE PLAN
- L-11 TYPICAL BUILDING TYPE I LANDSCAPE PLAN
- L-12 TYPICAL BUILDING TYPE III LANDSCAPE PLAN
- L-13 TYPICAL BUILDING TYPE IV LANDSCAPE PLAN
- L-14 TYPICAL BUILDING TYPE V LANDSCAPE PLAN
- L-15 LANDSCAPE DETAILS

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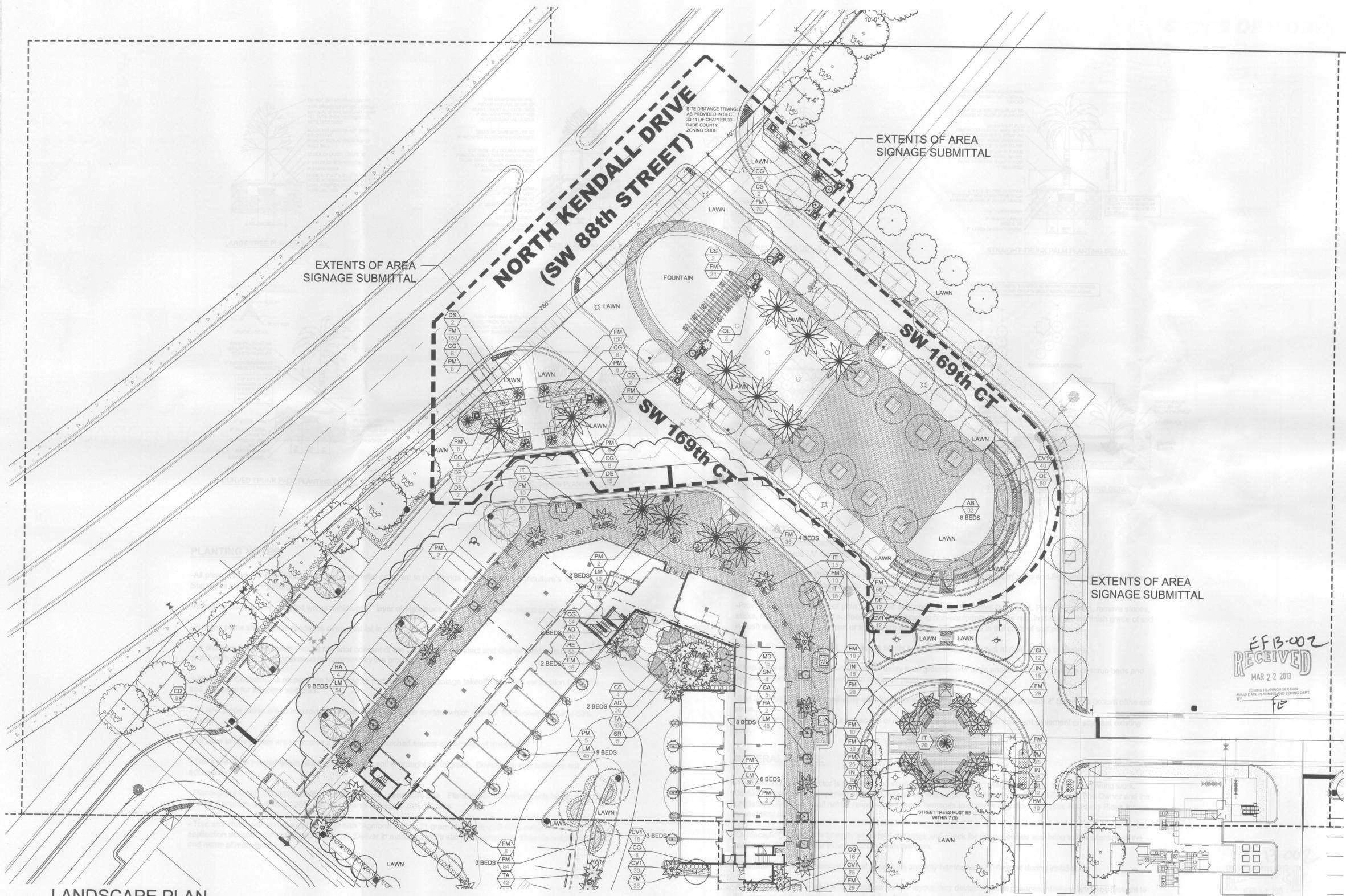


Revisions:

- 1.5.18.12 County Comments
- 2.5.22.12 Added 4 street trees and 48 shrubs to 10'-0" landscape buffer.
- 3.7.20.12 90% CDS
- 4.9.17.12 Owners Comments
- 5.10.15.12 Owners Comments/ Pool rev.
- 6.12.10.12 Owners Comments

Lic. # LA0000889  
 Member: A.S.L.A.  
 Seal:

Drawing: INDEX  
 Date: 5/18/2012  
 Scale: N.T.S.  
 Drawn by: JM  
 Sheet No.:  
**L-1**  
 Cad Id.: 2010-047



**LANDSCAPE PLAN**

Scale: 1"=20'-0"



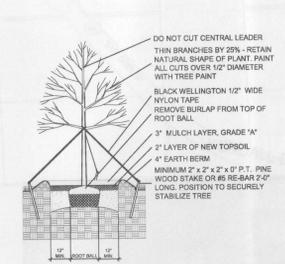
**WITKIN HULTS DESIGN GROUP**  
 307 South 74th Avenue, Auburton, Florida  
 Phone: 954.923.9881 Facsimile: 954.923.8689  
 www.witkindesign.com

**KENDALL COMMONS**  
 Miami-Dade County, Florida  
 OVERALL LANDSCAPE PLAN

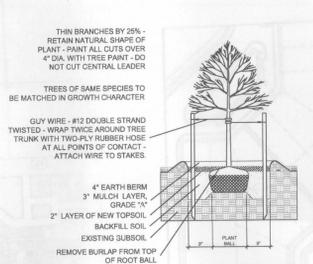
- Revisions:
- 1.) 5.18.12 County Comments
  - 2.) 7.20.12 90% CDS
  - 3.) 9.17.12 Owners Comments
  - 4.) 10.15.12 Owners Comments/ Pool rev
  - 5.) 12.10.12 Owners Comments

Seal:  
 Lic. # LA000889  
 Member A.S.L.A.

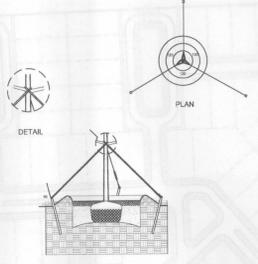
Drawing: Overall Landscape Plan  
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 Scale: 1"=20'-0"  
 Drawn by: JM  
 Sheet No.:  
**L-3**  
 Cad Id.: 2010-047



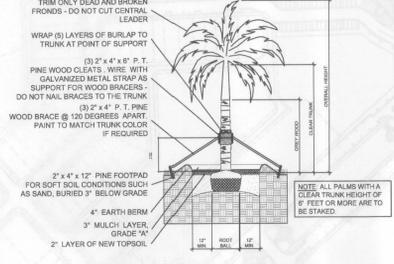
LARGE TREE PLANTING DETAIL



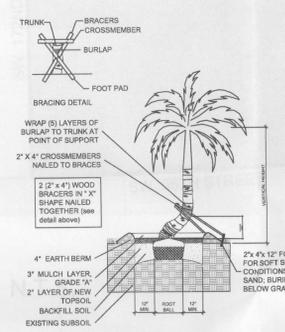
SMALL TREE PLANTING DETAIL



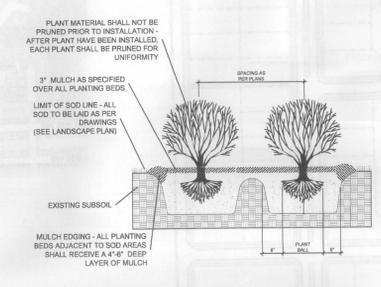
TYPICAL TREE GUYING DETAIL



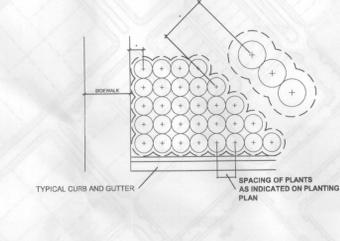
STRAIGHT TRUNK PALM PLANTING DETAIL



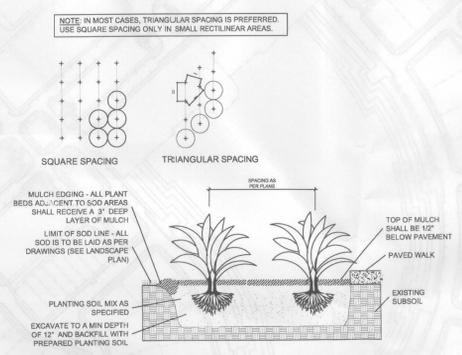
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing soft.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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 Miami-Dade County, Florida  
 LANDSCAPE DETAILS

Revisions:  
 1.) 5.18.12 County Comments  
 2.) 7.20.12 90% CDS

Seal:  
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 Lic. # LA0000889  
 Member: A.S.L.A.

Drawing: Landscape Details  
 Date: 10/18/2012  
 Scale: N.T.S.  
 Drawn by: SF  
 Sheet No.:  
 L-15  
 Cad Id.: 2010-047





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**ALTIS AT KENDALL SQUARE**  
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MAIN ENTRANCE FEATURES

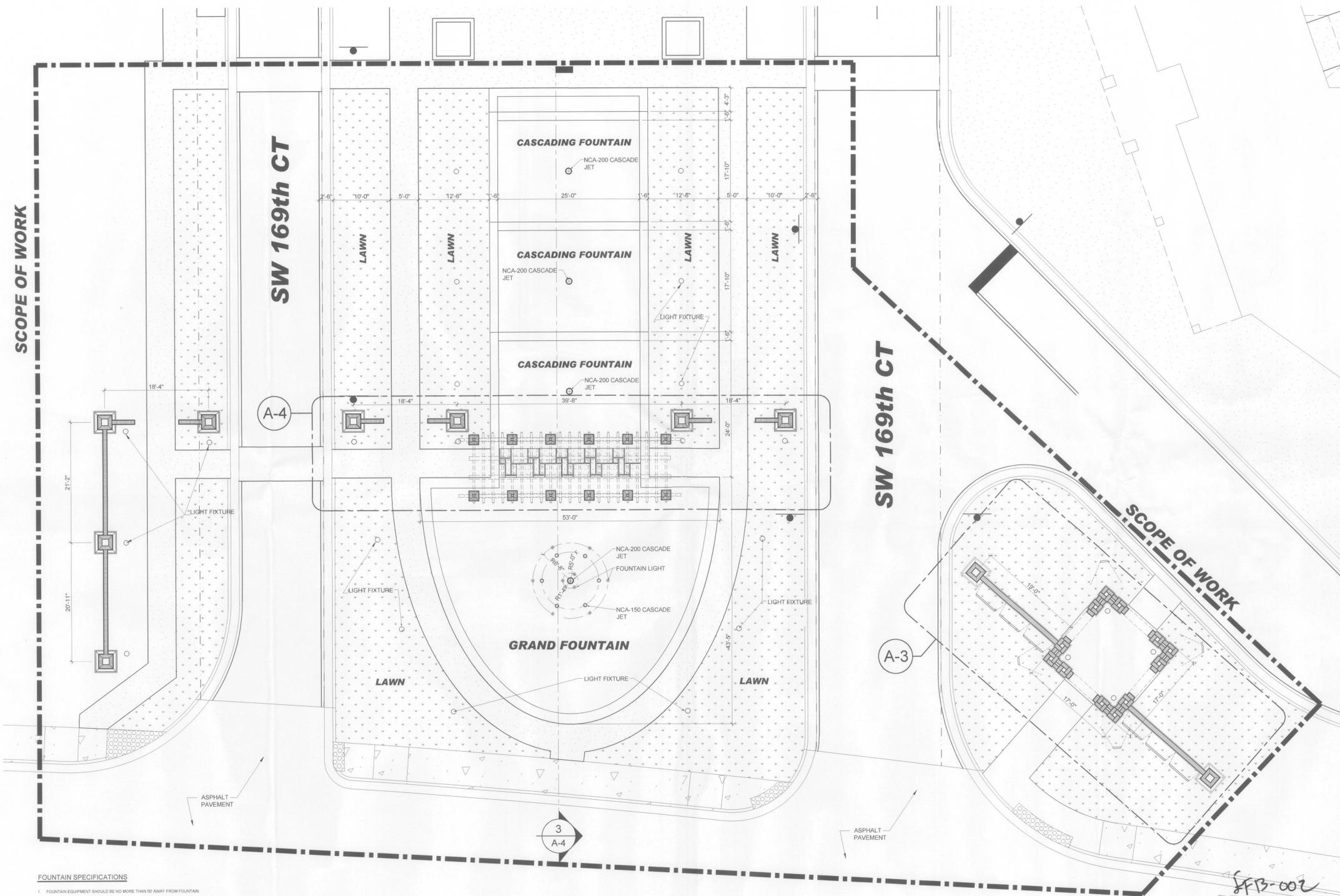
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*Nilo Montezerin*  
NILO MONTESERIN  
LIC. N° AF0009406

SCALE: AS NOTED ON PLAN

SHEET NO.  
**A-2**



- FOUNTAIN SPECIFICATIONS**
1. FOUNTAIN EQUIPMENT SHOULD BE NO MORE THAN 5' AWAY FROM FOUNTAIN.
  2. INCLUDE 500 WATT SUBMERSIBLE LIGHTS WITH TIMER OR PHOTO CELL.
  3. PUMP TO OPERATE ON A TIMER TO SHUT DOWN FOUNTAIN DURING CERTAIN HOURS OF THE NIGHT.
  4. THE FILTRATION SYSTEM MUST MINIMIZE THE USE OF CHLORINE OR OTHER CHEMICALS THAT COULD DAMAGE PLANTS NEAR THE FOUNTAIN.
  5. INCLUDE DRAIN INTO SEWER OR STORM DRAINAGE SYSTEM.
  6. INCLUDE WIND SENSOR WITH AUTOMATIC SHUT OFF, AUTOMATIC WATER RECHARGE AND A HOSE BID.
  7. FOUNTAIN WATER LINE TILE COLOR: DAL TILE BLACK K111. INTERIOR FOUNTAIN WALLS AND FLOOR TO BE FINISHED IN BLACK.
  8. ALL FITTINGS INSIDE FOUNTAIN AND DRAIN COVERS TO BE BLACK OR DARK COLOR.
  9. EXTERIOR WALLS OF FOUNTAINS TO BE FINISHED WITH A TILE OR STONE TO BE SELECTED BY DESIGNER.

**MAIN ENTRANCE FEATURES FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

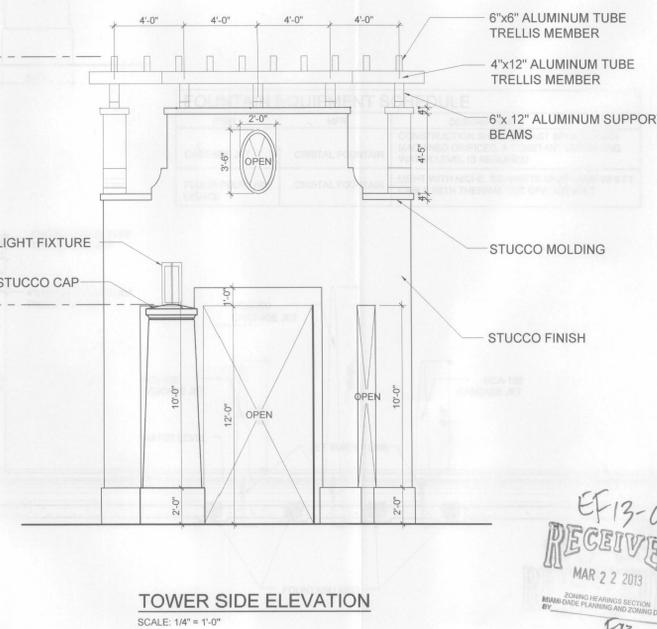
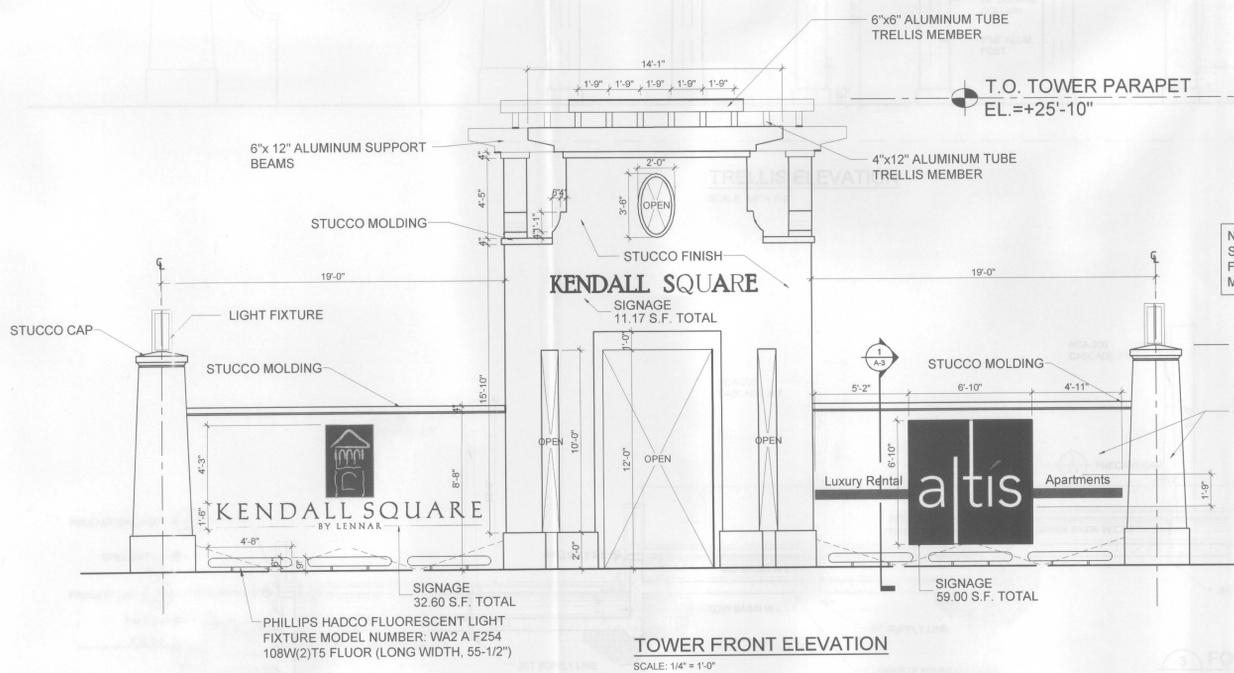
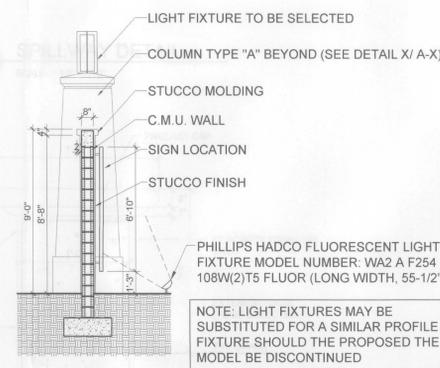
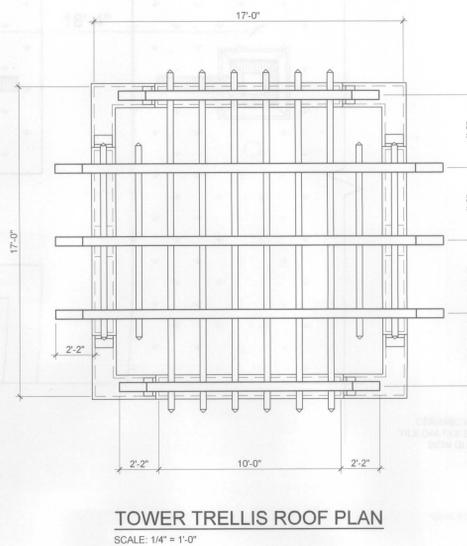
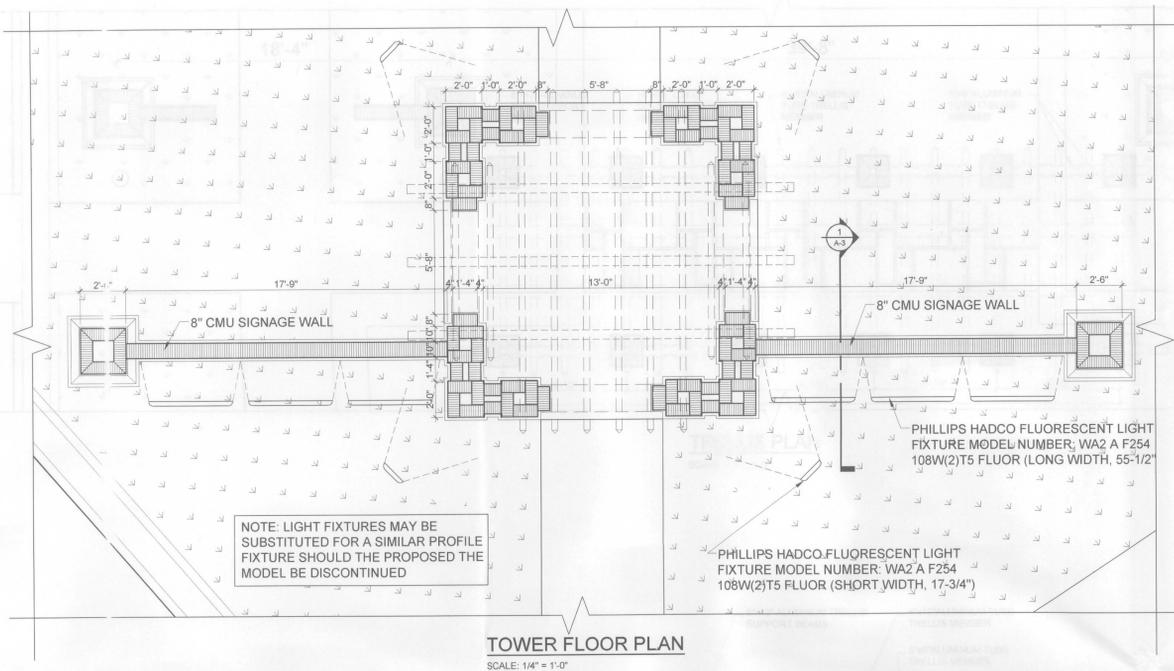
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**ALTIS AT KENDALL SQUARE**  
 MIAMI-DADE, FLORIDA  
 MAIN ENTRANCE FEATURES



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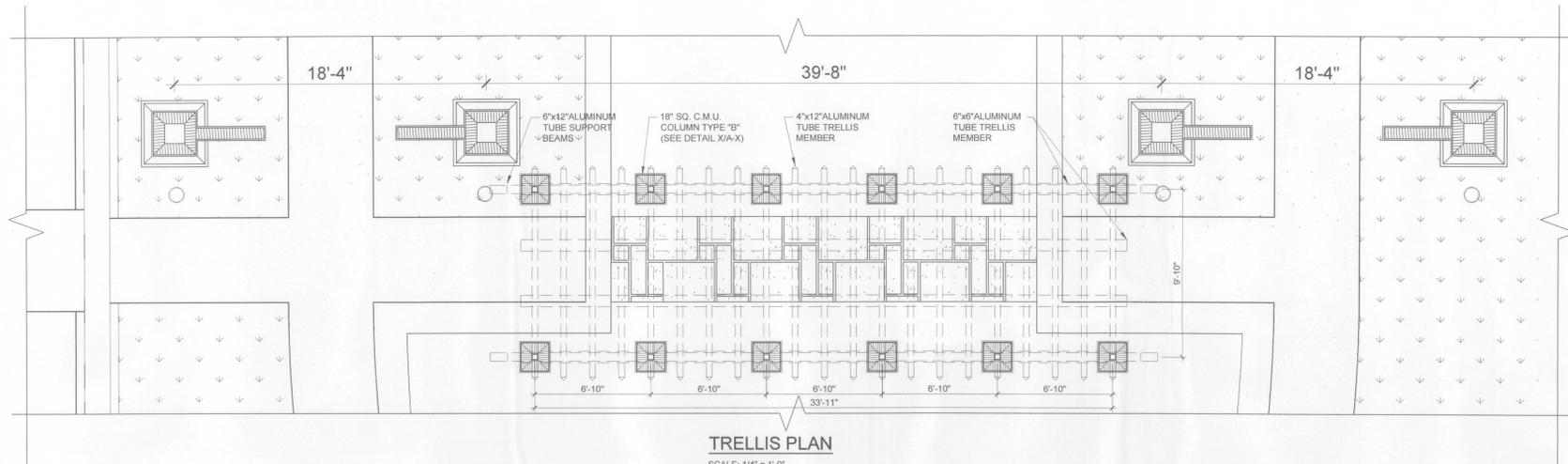
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**A-3**



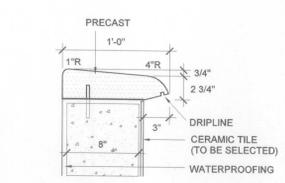
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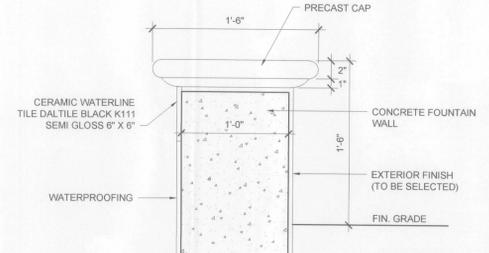
**ALTIS AT KENDALL SQUARE**  
 MIAMI-DADE, FLORIDA  
 MAIN ENTRANCE FEATURES



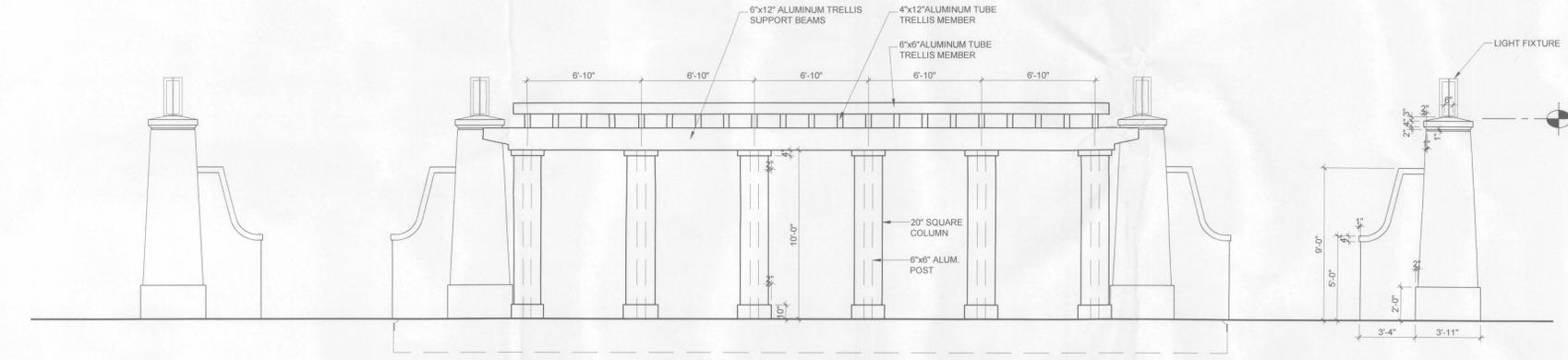
**TRELLIS PLAN**  
 SCALE: 1/4" = 1'-0"



**1 SPILLWAY DETAIL**  
 SCALE: 1 1/2" = 1'-0"

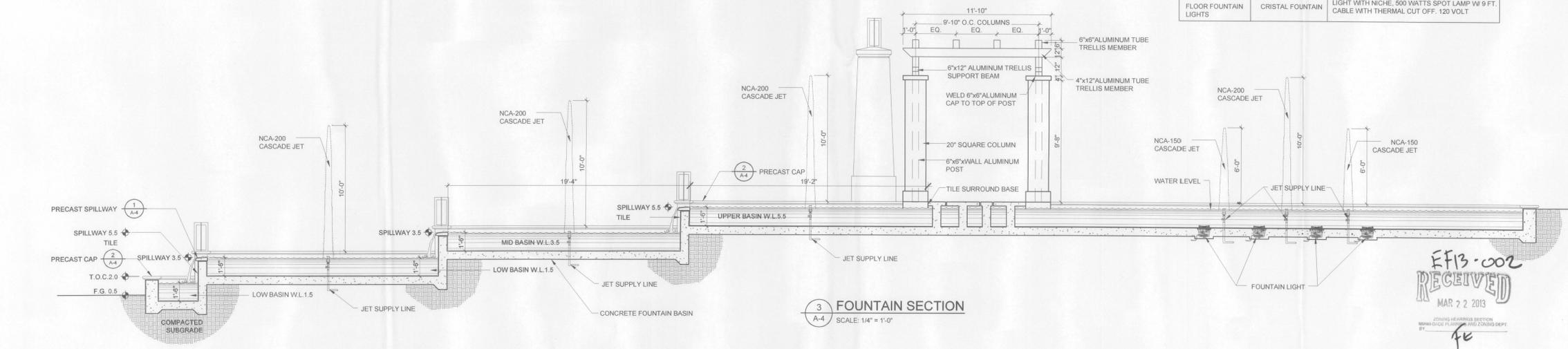


**2 CAP DETAIL**  
 SCALE: 1 1/2" = 1'-0"



**TRELLIS ELEVATION**  
 SCALE: 1/4" = 1'-0"

ITEM	MFR	DESCRIPTION
CASCADE JET	CRISTAL FOUNTAIN	CONSTRUCTION SHALL BE CAST BRONZE WITH MACHINED ORIFICE. A CONSTANT UNVARYING WATER LEVEL IS REQUIRED
FLOOR FOUNTAIN LIGHTS	CRISTAL FOUNTAIN	LIGHT WITH NICHE, 500 WATTS SPOT LAMP W/ 9 FT. CABLE WITH THERMAL CUT OFF, 120 VOLT



**3 FOUNTAIN SECTION**  
 SCALE: 1/4" = 1'-0"

NO.	DESCRIPTION

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