

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** Ordinance 1st Reading/Quasi-judicial, ZB 1-2-03, Miller, Legg & Associates, Inc. /Centex Homes Inc., 6800 Griffin Road, Generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road.

**AFFECTED DISTRICT:** District 2

**TITLE OF AGENDA ITEM:** AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 1-2-03, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1); AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**REPORT IN BRIEF:** The petitioner has requested to rezone 23.659 acres from: A-1, Agricultural District to: Griffin Corridor District (West Gateway Use Zone 1); allocating 2.455 acres of commercial flexibility adjacent to Griffin Road and assigning 35 reserve units.

The petitioner has made the request in order to develop 28.846 acres with two (2) commercial structures and 198 multi-family condominium units. The site is designated residential on the Future Land Use Plan Map, and therefore requires the allocation of 2.455 acres of commercial flexibility to permit the use. The multi-family condominium component of the proposal consists of eleven (11) eight-unit buildings, and eleven (11) ten-unit buildings. Since the Future Land Use Plan Map residential designations permits a maximum of 163 units, assignment of 35 reserve units is required.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the May 14, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to deny (Motion carried 5-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Ordinance, Planning Report, Justification, Conceptual Site Plan, Land Use Map, Zoning and Aerial Map

ORDINANCE \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING REZONING PETITION ZB 1-2-03, CHANGING THE CLASSIFICATION OF CERTAIN LANDS WITHIN THE TOWN OF DAVIE FROM A-1, AGRICULTURAL DISTRICT TO GRIFFIN CORRIDOR DISTRICT (WEST GATEWAY USE ZONE 1); AMENDING THE TOWN ZONING MAP TO COMPLY THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, that the classification of certain lands within the Town be changed from A-1, Agricultural District to Griffin Corridor District (West Gateway Use Zone 1); allocating 2.455 acres of commercial flexibility adjacent to Griffin Road and assigning 35 reserve units in accordance with the Administrative Rules Document of the Broward County Land Use Plan;

WHEREAS, said notice was given and publication made as required by law, and a public hearing there under was held on the date of the adoption of this ordinance.  
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the property herein after described be and the same is hereby rezoned and changed from A-1, Agricultural District to Griffin Corridor District (West Gateway Use Zone 1):

- a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;
- b. The subject property shall be developed in substantial conformance with the conceptual site plan as shown in Exhibit "A", which is attached hereto and made a part hereof;

SECTION 2. That the zoning map heretofore adopted by the Town Council be and the same is hereby amended to show the property described in Section 1, herein, as Griffin Corridor District (West Gateway Use Zone 1);

- a. The Town Council of the Town of Davie authorizes the allocation of 2.455 acres of commercial flexibility adjacent to Griffin Road and assigning 35 reserve units in accordance with the Administrative Rules Document of the Broward County Land Use Plan;

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

ATTEST:

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003.

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

**Contract Purchaser:**

**Name:** Centex Homes, Inc.  
**Address:** 8198 Jog Road, Suite 200  
**City:** Boynton Beach, FL 33437  
**Phone:** (561) 536-1031

**Agent:**

**Name:** Miller, Legg & Associates, Inc.  
**Address:** 1800 N. Douglas Road, Suite 200  
**City:** Pembroke Pines, FL 33024  
**Phone:** (954) 436-7000

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**Background Information**

**Date of Notification:** May 7, 2003      **Number of Notifications:** 86

**Application History:** No deferrals have been requested.

**Application Request:** Rezone 23.659 acres **FROM:** A-1, Agricultural District; **TO:** Griffin Corridor District (West Gateway Use Zone 1); allocating 2.455 acres of commercial flexibility adjacent to Griffin Road and assigning 35 reserve units in accordance with the Administrative Rules Document of the Broward County Land Use Plan.

**Address/Location:** 6800 Griffin Road/Generally located on the east side of SW 70 Avenue (Viele Road), south of Griffin Road.

**Future Land Use Plan Map Designations:** Residential (10 DU/AC), 7.324 gross acres  
Residential (5 DU/AC), 17.063 gross acres  
Residential (1 DU/AC), 5.768 gross acres

**Existing Density:** 5.65 DU/AC (163 dwelling units)

**Proposed Density:** 6.86 DU/AC (198 dwelling units)

**Zoning:** A-1, Agricultural District and Griffin Corridor District (West Gateway Use Zone 1)

**Existing Use:** Five (5) one (1) story structures and a defunct orange grove

**Proposed Use:** Two (2) commercial structures and 198 multi-family condominium units

**Parcel Size:** 28.846 acres (1,256,511 square feet); entire site  
23.659 acres (1,030,583 square feet); rezoning area

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land</u></b>
<b>North:</b>	Single family residences, office building	<b><u>Use Plan Map Designations:</u></b>
<b>South:</b>	Single family dwellings	Residential (10 DU/AC)
<b>East:</b>	Old Davie School, multi-family dwellings	Regional Activity Center (RAC)
<b>West:</b>	Single family dwellings	Residential (1 DU/AC)
		Regional Activity Center (RAC)
		Residential (1 DU/AC)
		Residential (3 DU/AC)
<b><u>Surrounding Zoning:</u></b>		
<b>North:</b>	Griffin Corridor District (West Gateway Use Zone 1)	
<b>South:</b>	A-1, Agricultural District	
<b>East:</b>	Griffin Corridor District (Downtown Use Zone 2)	
	RM-10, Medium Density Dwelling District	
<b>West:</b>	R-3, Low Density Dwelling District and A-1, Agricultural District	

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### **Zoning History**

**Related Zoning History:** The 5.187 acres adjacent to Griffin Road was rezoned to Griffin Corridor District (West Gateway Use Zone 1) on February 2, 2000.

**Previous Requests on same property:** The variance petition, V 5-3-98 Felicella/Viele, which requested four (4) variances to allow the office building at 6900 Griffin Road to become a legal conforming structure, was denied on February 3, 1999 (Motion carried 5-0).

The site plan, SP 1-1-03 Brookside, has been submitted concurrently with this request.

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### **Application Details**

The petitioner has requested to rezone 23.659 acres from: A-1, Agricultural District to: Griffin Corridor District (West Gateway Use Zone 1); allocating 2.455 acres of commercial flexibility adjacent to Griffin Road and assigning 35 reserve units.

The petitioner has made the request in order to develop 28.846 acres with two (2) commercial structures and 198 multi-family condominium units. The commercial structures are two (2) stories; one (1) of the buildings is mixed-use and the other building is for office use only. Retail, general services, studio and personal services uses are not permitted, as the Griffin Corridor regulations only allow these uses on the first floor of a three (3) story building in the West Gateway Use Zone 1.

The architectural style of the commercial structures is Florida Vernacular with a front porch, decorative railings, shutters, and a standing seam metal roof. The residential structures are two (2) stories also done in the Florida Vernacular architectural style, with scored stucco bands and drip edges, second floor balconies, and decorative shutters. The entrance to the buildings is via an alley system, with the front elevations facing a common green area.

The site is designated residential on the Future Land Use Plan Map, and therefore requires the allocation of 2.455 acres of commercial flexibility to permit the use. The multi-family condominium component of the proposal consists of eleven (11) eight-unit buildings, and eleven (11) ten-unit buildings. Since the Future Land Use Plan Map residential designations permits a maximum of 163 units, assignment of 35 reserve units is required. In addition, platting is required.

It is noted that the historic Viele family residence near the corner of SW 70 Avenue and Griffin Road is being moved to the Old Davie School site for preservation.

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### **Applicable Codes and Ordinances**

Section 12-307 of the Land Development Code, review for rezonings.

Section 12-32.300 of the Land Development Code, Griffin Corridor District.

Section 12-32.306 of the Land Development Code, Minimum Parcel Requirements, Griffin Corridor District (West Gateway Use Zone 1), requires the following minimums: lot area of 65,000 square feet, 250' frontage, width, and depth, and 40 percent open space.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 102. As of October 2002, there are 141 reserve units and 77.9 acres of commercial flexibility available in this Flexibility Zone. Platting and approval of a compatibility review, for the allocation of commercial flexibility and assignment of reserve units, according to Policy 13.01.10 of the Broward County Land Use Plan is required.

Policy 13.01.10: Local government utilization of the Broward County Land Use Plan "Flexibility Rules," as per policies 1.01.03, 1.01.04, 1.02.01, 1.02.02, 2.04.04, 2.04.05, 3.01.06 and 3.02.02, shall be subject to a determination by the Broward County Commission that such allocation is compatible with adjacent land uses, and that impacts on public school facilities have been adequately considered.

### **Applicable Goals, Objectives & Policies:**

*Future Land Use Plan, Objective 2: Natural and Historic Resource Protection, Policy 2-1:* Historically significant sites, as identified on the National Register of Historic Places, by the Florida Department of State's Division of Historical Resources, or by the Davie Town Council, shall be

protected from significant alteration or demolition under the provisions of adopted land development regulations and applicable state and federal laws.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-1:* Lands designated for non-residential use shall be located in a manner which facilitates development, but does not adversely impact existing and designated residential areas.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-2:* No property within the Town shall be rezoned to a zoning district that is not in compliance with the Davie Future Land Use Plan.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 18: Mixed Use Development:* The Town shall continue to maintain land development regulations that accommodate mixed-use projects, planned developments and other types of non-traditional developments to promote a diverse, imaginative and innovative living and working environment.

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### **Staff Analysis**

This request will allow the entire 28.846 acres site to be developed with two (2) commercial structures and 198 multi-family condominium units. The area proposed for rezoning exceeds the Land Development Code's minimum requirements needed to gain the Griffin Corridor District (West Gateway Use Zone 1) zoning designation. Minimum lot size required is 65,000 square feet, and the subject site is 1,030,583 square feet, or 23.659 acres. Minimum frontage, width and depth required is 250'; the subject site has approximately 328' frontage, 1005' wide, and 902' deep. In addition, 48 percent open space (40 percent minimum required) has been provided.

The intent of the Griffin Corridor District regulations is to have buildings placed forward within a parcel close to major thoroughfares in order to accomplish three (3) goals: to de-emphasize the roadway and emphasize the streetscape along side it; to permit large rear setbacks adjacent to residential uses; and, to act as a noise barrier for adjacent residential uses.

Structures with frontage along Griffin Road within the West Gateway Use Zone 1 shall be built according to the options stated below under “commercial setbacks”, providing that the Town Council may require a particular alternative be utilized based upon existing conditions in the area of the proposed development. In addition, the Griffin Corridor regulations are intended to be flexible and allows for the placement of buildings to differ from the stated requirements by virtue of site plan approval without the need to apply for a variance when the Town Council finds that such deviations from the requirements are consistent with the intent of the regulations and in the best interest of the residents of Davie. Through the site plan process, the petitioner is requesting a waiver from the commercial setback requirements to allow the structures to be built 31’ from the property line, with a 20’ landscape buffer and 10’ sidewalk adjacent to the structures.

**Commercial Setbacks:** Minimum of 30’ and maximum of 40’ from the edge of right-of-way, with a 40’ or 30’ landscape buffer and 10’ sidewalk adjacent to the structure; or a build to line of 50’ from the edge of right-of-way, incorporating a 20’ landscape buffer abutting Griffin Road Right-of-Way, a one-way front drive, parallel parking and a 10’ sidewalk.

**Residential Setbacks:** Minimum rear setback of 40’, street side of 35’ and residential side of 25’ have been provided.

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### Findings of Fact

#### **Rezoning:**

#### **Section 12-307(A) (1):**

**The following findings of facts apply to the rezoning request:**

- (a) The proposed change is not contrary to the adopted comprehensive plan, as amended, or any element or portion thereof;

*The Future Land Use Plan Map designates the parcel as Residential with varying densities, and the comprehensive plan allows the Griffin Corridor District (West Gateway Use Zone 1) to be applied to parcels with this land use. The allocation of commercial flexibility to the 2.455 acres adjacent to Griffin Road enables the Griffin Corridor District (West Gateway Use Zone 1) zoning district to be implemented for commercial purposes. The assignment of 35 reserve units allows development at a density of 6.86 DU/AC and the Griffin Corridor District (West Gateway Use Zone 1) allows for development at a maximum density of 10 DU/AC.*

- (b) The proposed change will not create an isolated zoning district unrelated and incompatible with adjacent and nearby districts;

*The requested Griffin Corridor District (West Gateway Use Zone 1) is related and compatible to the adjacent zoning districts. Landscape buffers, setbacks, and additional buffering provided by water bodies serve as a transition area between different intensities of use to help protect the integrity of the existing adjacent residential dwellings.*

- (c) Existing zoning district boundaries are logically drawn in relation to existing conditions on the property proposed for change;

*The existing A-1, Agricultural District boundaries are logically drawn, however this designation does not allow development at the density permitted by the Future Land Use Plan Map.*

- (d) The proposed change is not expected to adversely affect living conditions in the neighborhood;

*The uses permitted by the Griffin Corridor District (West Gateway Use Zone 1), and the required setbacks, landscape buffers, and the additional water body buffers, are intended to mitigate any adverse impacts that the development may have on the surrounding area.*

- (e) The proposed change is not expected to create or excessively increase automobile and vehicular traffic congestion above that which would be anticipated with permitted intensities or densities of the underlying land use plan designation, or otherwise affect public safety;

*Prior to final approval of plats by Broward County, traffic impacts are assessed and concurrency must be met.*

- (f) The proposed change is not expected to adversely affect other property values;

*Surrounding property values are not expected to be adversely impacted by rezoning the site to Griffin Corridor District (West Gateway Use Zone 1), as this request is in compliance with both the Comprehensive Plan and Griffin Corridor District regulations.*

- (g) The proposed change will not be a deterrent to the improvement or development of other property in accord with existing regulations;

*Designating the site Griffin Corridor District (West Gateway Use Zone 1) will not deter adjacent property owners from improving their property, since requests such as this are anticipated along the Griffin Corridor to accommodate the redevelopment of the existing narrow parcels.*

- (h) The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public;

*This request is a privilege that can be afforded to any owner that has a parcel that meets the Land Development Code's minimum requirements to achieve the zoning classification.*

- (i) There are substantial reasons why the property cannot be used in accord with existing zoning.

*The existing A-1, Agricultural District designation does not allow the property to be developed at the density or manner permitted by the Future Land Use Plan Map designations.*

(j) The proposed zoning designation is the most appropriate designation to enhance the Town's tax base given the site location relative to the pattern of land use designations established on the future land use plan map, appropriate land use planning practice, and comprehensive plan policies directing land use location.

*Designating the site Griffin Corridor District (West Gateway Use Zone 1) will enhance the Town's tax base, as it is consistent with both the intent of the Griffin Corridor District regulations and the Comprehensive Plan.*

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

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### **Planning and Zoning Board Recommendation**

At the May 14, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to deny (Motion carried 5-0).

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### **Town Council Action**

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### **Exhibits**

1. Justification
2. Conceptual Site Plan
3. Future Land Use Map
4. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



**Supplemental data for the Rezoning and Commercial Flex/Reserve Unit Application for Centex/Viele (Revised 4/21/03)**

Rezoning Request: Rezone from A-1 to the Griffin Corridor (West Gateway Zone 1)

Flexibility and Reserve Unit Request: Along with the rezoning, the applicant is requesting 35 residential reserve units and 2.455 acres (see attached Exhibit A) of commercial flex.

The property has a current land use designation of Residential 1 dwelling unit/acre (DU/AC), Residential 5 DU/AC, and Residential 10 DU/AC. The 1 DU/AC designation is on the south 250 feet and contains 5.768 acres. The Residential 5 DU/AC in the center 665± feet of the property and contains 17.063 acres, and the 10 DU/AC is on the north 350 feet, adjacent to Griffin Road, containing 7.324 acres.

The existing land use provides for the following residential density for this project, based upon gross acreage:

10 DU/AC:	7.324* acres x 10	= 73.24 units
5 DU/AC:	17.063** acres x 5	= 85.31 units
1 DU/AC:	5.768 acres x 1	= <u>5.77</u> units
Total Units Permitted:		= 163 units

\*includes 1.171 acres of adjacent ½ right-of-way

\*\*includes 0.139 acres of adjacent ½ right-of-way

Centex Homes, Inc. is proposing 198 multi-family condominium units for this property, and 163 are permitted. Therefore, 35 residential reserve units are requested for this property.

The Town of Davie requires specific criteria to be reviewed for all rezoning requests. The following questions are provided on the rezoning application and are answered below:

1. *Whether or not the proposed change is contrary to the adopted comprehensive plan, as amended, or any element or portion thereof:*

This property contains approximately 28 acres and is located on the south side of Griffin Road, and the east side of Viele Road (S.W. 70<sup>th</sup> Avenue). The property already contains the Griffin Corridor (West Gateway Zone 1) zoning designation along the front 350 feet. By rezoning the remainder of the property for a mixed use development in the Griffin Corridor district, this will bring the property into conformance with the intended uses of the Town of Davie Comprehensive Plan.

2. *Whether or not the proposed change would create an isolated zoning district unrelated and incompatible with adjacent and nearby districts:*

The proposed change would not create an isolated zoning district but would enhance the intent of the Griffin Corridor district by making this entire property an overall mixed use development within the Griffin Corridor district. The adjacent zoning districts are compatible with the mix of uses planned for this community.

Adjacent Land Use Designation, Zoning District and Existing Use

<u>Area</u>	<u>Zoning</u>
NORTH:	Griffin Road right-of-way
NORTH:	West Gateway Zone 1 and A-1 (adjacent to the property as it jogs south of the Griffin Road right-of-way)
SOUTH:	A-1
EAST:	West Gateway Zone 1, Downtown Zone, and RM-10
WEST:	S. W. 70 <sup>th</sup> Avenue right-of-way and A-1. West of the right-of-way is the West Gateway Zone 1 and R-3

(See attached zoning map)

3. *Whether or not the existing zoning district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*

The existing A-1 zoning district boundaries were not illogically drawn in relation to the existing conditions of the site.

4. *Whether or not the proposed change will create or excessively increase automobile and vehicular traffic congestion or otherwise affect public safety:*

The requested change in zoning from A-1 to the Griffin Corridor (West Gateway Zone 1) does propose an increase the vehicular traffic. However, mixed use development typically generates less traffic with the residential/office/retail component encouraging pedestrian traffic instead of vehicular traffic. In addition, the land must be platted in conjunction with this rezoning application and all traffic concurrency regulations must be satisfied as part of the platting process.

5. *Whether or not the proposed change will adversely affect other property values:*

This change would not adversely affect other property values in the area. By rezoning the property from A-1 to the Griffin Corridor district, the property value will actually increase in value, and will create a greater tax base for the Town of Davie.

6. *Whether or not the proposed change will be a deterrent to the improvement or development of other property in accord with existing regulations:*

This proposed change would not deter the improvement of other property in the area. This rezoning will bring the overall property into the Griffin Corridor district and develop this otherwise vacant property as a mixed use development that the Town of Davie has envisioned for this area, and that is consistent with the underlying land use plan.

7. *Whether or not the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the welfare of the general public.*

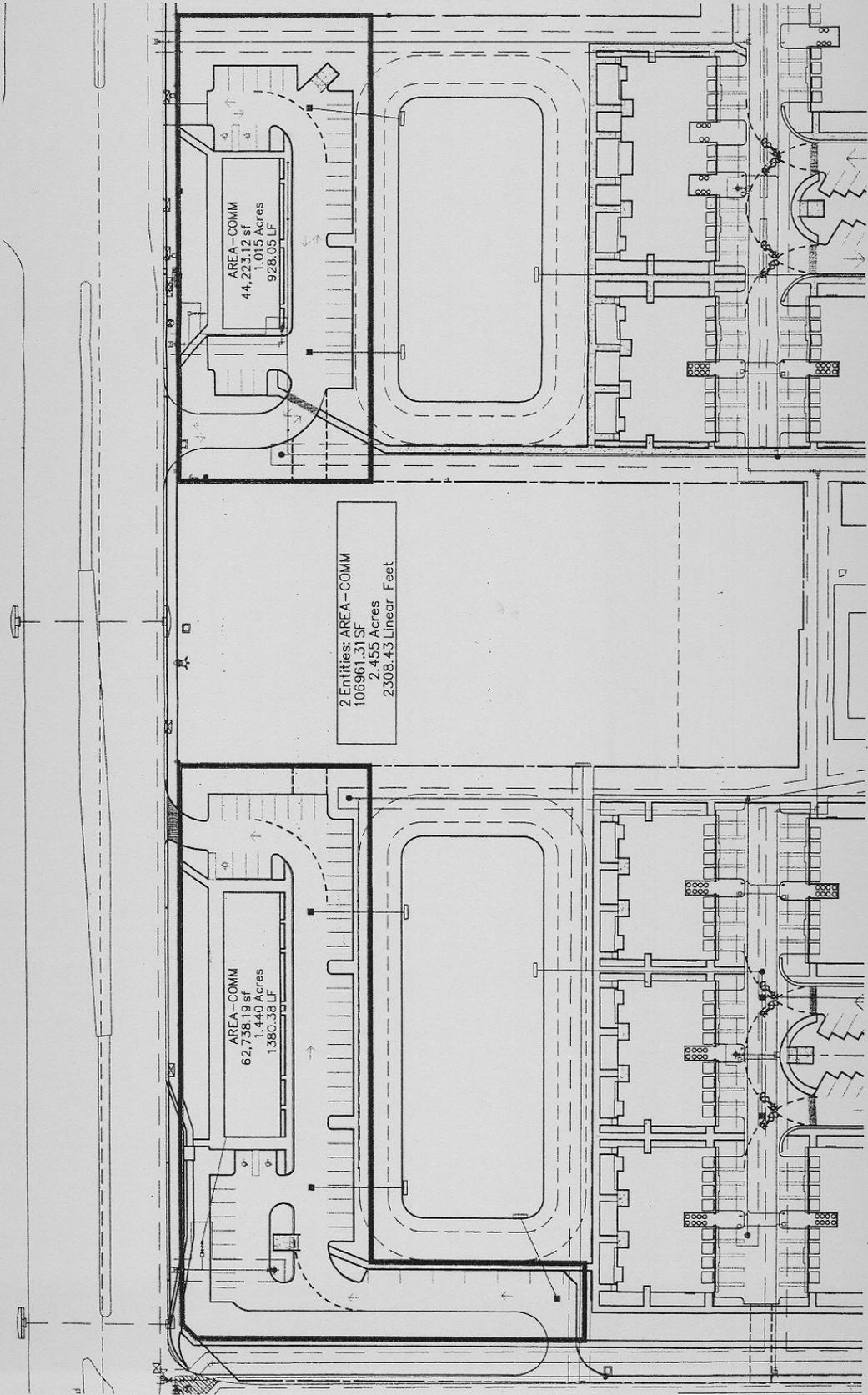
The proposed change will not grant a special privilege to an individual owner.

8. *Whether or not there are substantial reasons why the property cannot be used in accord with existing zoning.*

The existing A-1 zoning district does not allow this entire piece of property to be developed into an overall mixed use development. With the entire 350 feet of this property's frontage along Griffin Road already rezoned to the Griffin Road Corridor, the remainder of this property would be best utilized, and it would comply with the intent of the Griffin Road Corridor district, if this rezoning were provided.

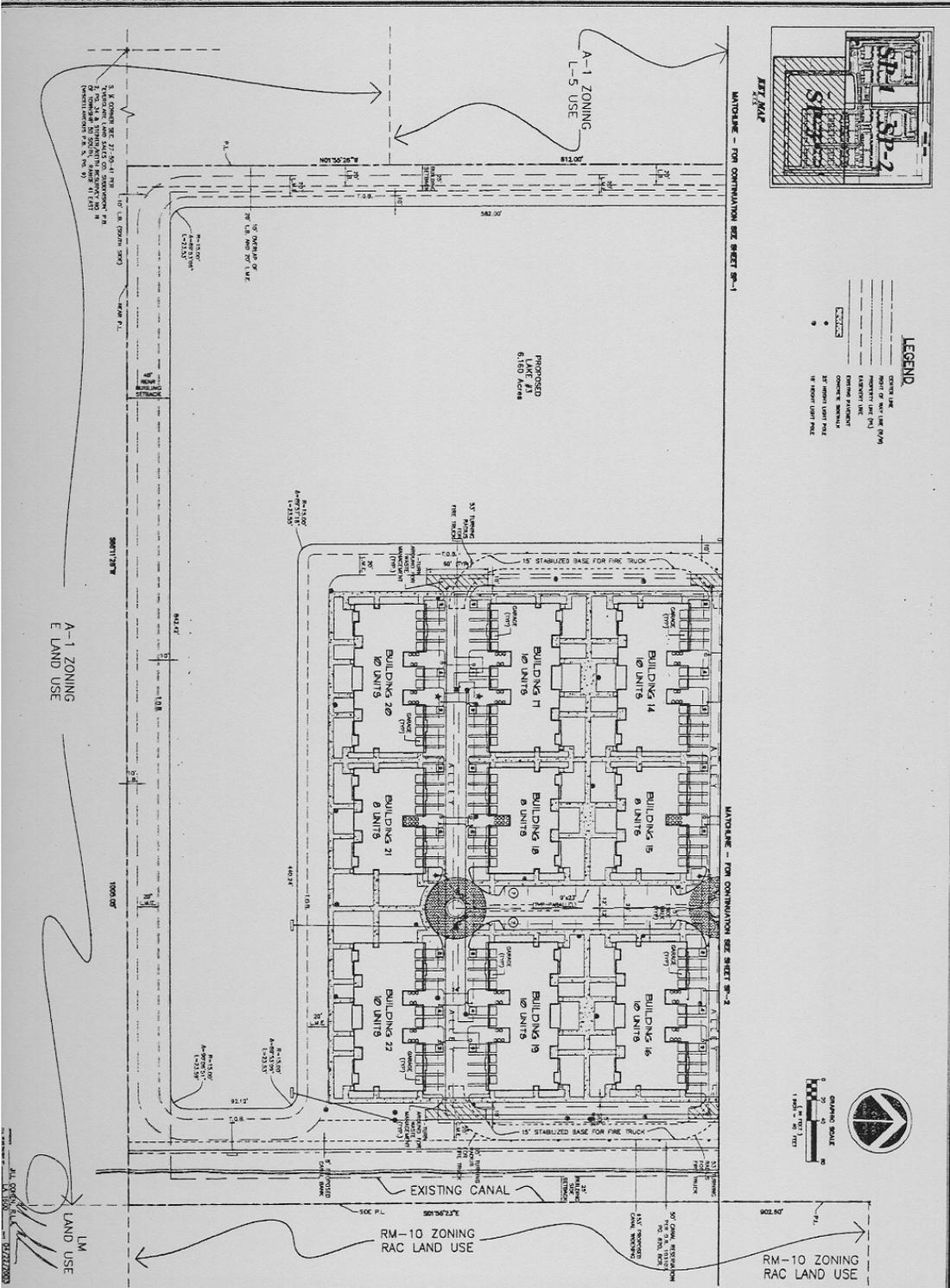
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EXHIBIT 'A'









**SITE PLAN**

**MILLER LEGG**  
Engineers • Planners • Surveyors  
Landscape Architects  
Environmental Professionals

**BROOKSIDE**  
TOWN OF DAVIE, FLORIDA  
FOR: CENTEX HOMES, INC

1000 N. Douglas Blvd., Suite 200  
Davie, Florida 33014  
(954) 426-7000 Fax: (954) 426-8064  
City of Administration, L.A. 0000  
www.millerlegg.com

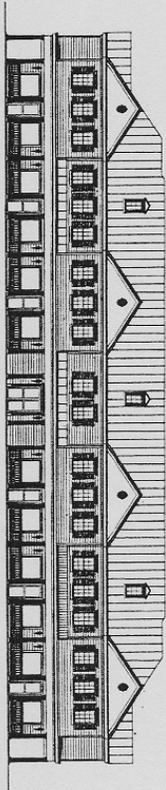
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# CENTEX HOMES

## BROOKSIDE

TWO STORY OFFICE BUILDING

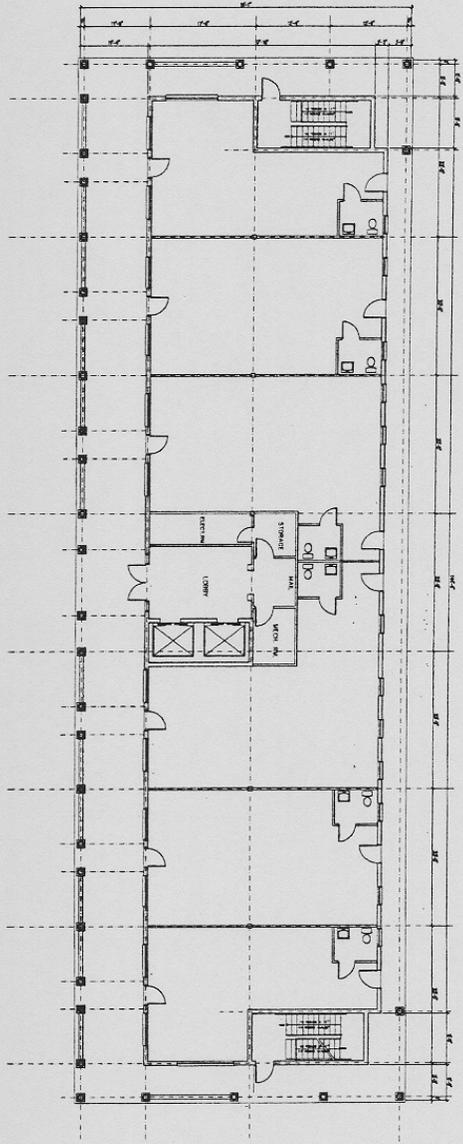
TOWN OF DAVIE, FLORIDA



IMRE EREG ARCHITECTS, INC.  
ARCHITECTS - PLANNER  
11575 Heron Bay Boulevard Suite 307  
Coral Springs, FLORIDA 33076  
PH:(954) 510-0423, FAX: (954) 510-0570  
<http://www.imreereg.com>, E-MAIL: [imre@imreereg.com](mailto:imre@imreereg.com)

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4/10 5/26

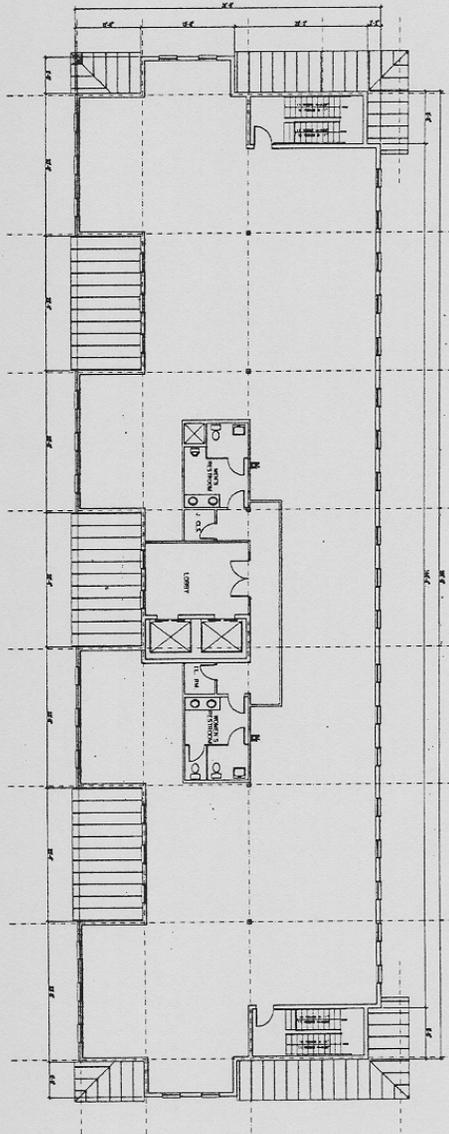
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (AS SHOWN)



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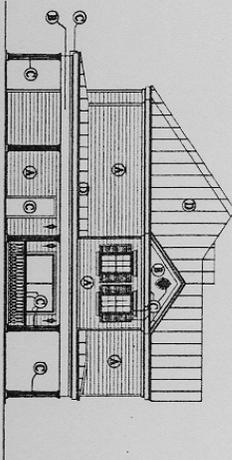
sheet no.	sheet title	project name and locat.	dwg. release	revisions	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.	IMRE EREG ARCHITECTS, INC. ARCHITECTS - PLANNER 11275 Saxon City Boulevard, Suite 307 Coral Springs, FLORIDA 33076 PHONE 352-464-1122 FAX 352-464-1123 http://www.imreereg.com, E-MAIL: imre@imreereg.com
A-1	1ST FLOOR PLAN	CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIE, FLORIDA	02/05/2003	02/10/03 02/20/03		

**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (AS SHOWN)

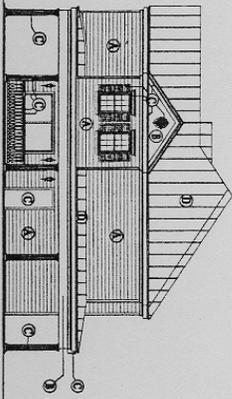


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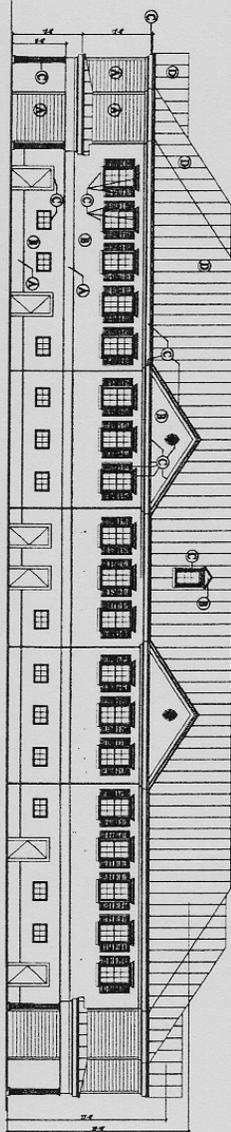
sheet no. <b>A-2</b> proj. set no. 2303	sheet title <b>2ND FLOOR PLAN</b>	project name and location <b>CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIE, FLORIDA</b>	dwg. release 02/05/2003	revisions 02/16/2003 02/26/2003	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.	 <b>IMRE ERFG ARCHITECTS, INC.</b> ARCHITECTS - PLANNER 11575 Seas Bay Boulevard Suite 307 Coral Springs, FLORIDA 33076 PH: (954) 316-6441 FAX: (954) 316-6178 <a href="http://www.imreerfg.com">http://www.imreerfg.com</a> , E_MAIL: <a href="mailto:imre@imreerfg.com">imre@imreerfg.com</a>
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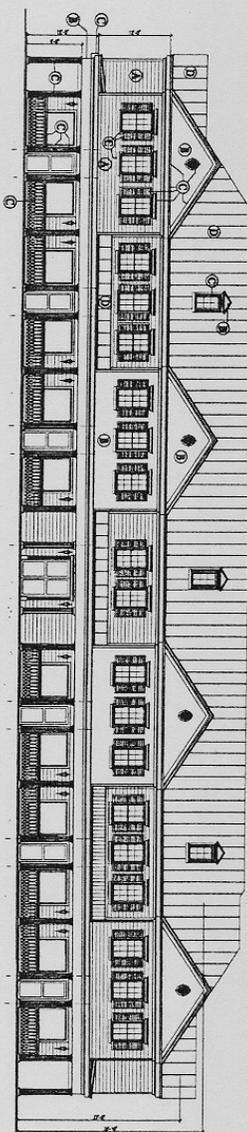
LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

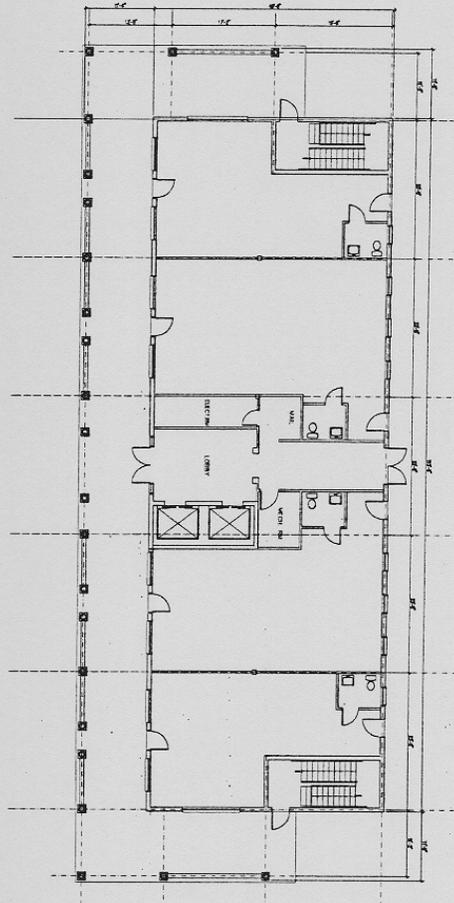
- ELEVATION COLOR SCHEDULE
- 1 NOMINAL 2x4 (DARK PINK)
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  - 99 2x4 (DARK PINK)
  - 100 2x4 (DARK PINK)

BASED ON THE PLANS BY MARTIN PALATKA

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sheet no. <b>A-4</b>	sheet title <b>ELEVATIONS</b>	project name and location <b>CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIE, FLORIDA</b>	date <b>06/03/03</b>	drawn by <b>SWG</b>	checked by <b>SWG</b>	revisions	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSIONS IN THE CONTRACT DOCUMENT BEFORE PROCEEDING THE WORK.	 <b>11/1/03</b>	<b>IMRE EREG ARCHITECTS, INC.</b> ARCHITECTS - PLANNER 11275 Stone Bay Boulevard Suite 307 Coral Springs, FLORIDA 33076 TEL: 954-350-0070 FAX: 954-350-0078 http://www.imreereg.com, E-MAIL: info@imreereg.com
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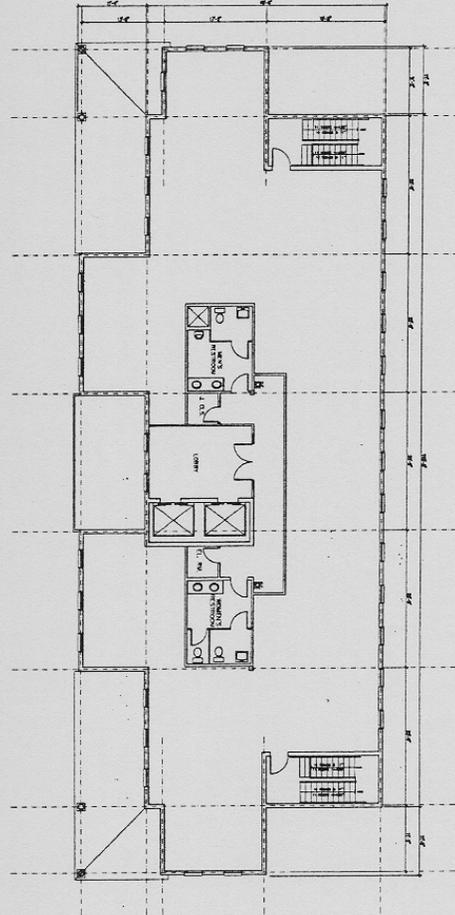
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0" (AS SHOWN)



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sheet no. <b>A-5</b> project no. 2303	sheet title <b>1ST FLOOR PLAN</b>	project name and location CENTEX HOMES BROOKSIDE TWO STORY OFFICE BUILDING TOWN OF DAVIS, FLORIDA	local dwg. release 02/05/2003	revisions 02/05/2003 03/05/2003	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		<b>IMRE EREG ARCHITECTS, INC.</b> ARCHITECTS - PLANNER 11576 Ferns Bay Boulevard Suite 307 Coral Springs, FLORIDA 33076 PHONE 352-4663, FAX: 352-316-2678 <a href="http://www.imreereg.com">http://www.imreereg.com</a> , E-MAIL: <a href="mailto:imre@imreereg.com">imre@imreereg.com</a>
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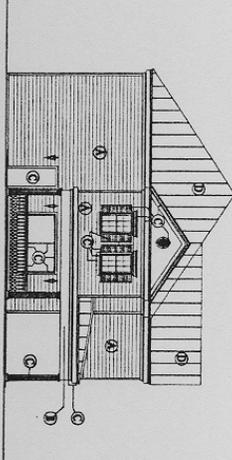
**SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 (SEE SHEET)



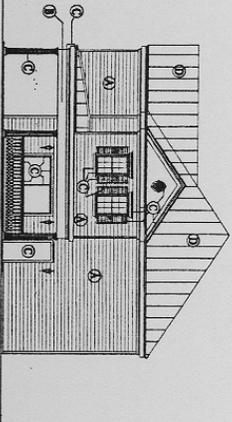
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sheet no. <b>A-6</b> project no. 2303	sheet title <b>2 ND FLOOR PLAN</b>	project name and location <b>CENTEX HOMES          BROOKSIDE          TWO STORY OFFICE BUILDING          TOWN OF DAVIE, FLORIDA</b>	dwg. release <b>02/05/2003</b> submit date <b>01/21/2003</b>	revisions	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		<b>IMRE EREG ARCHITECTS, INC.</b> ARCHITECTS - PLANNER 11375 Roman Bay Boulevard Suite 307 Coral Springs, FLORIDA 33076 PHONE: 954-342-1143 FAX: 954-336-8678 <a href="http://www.imreereg.com">http://www.imreereg.com</a> , E-MAIL: <a href="mailto:imre@imreereg.com">imre@imreereg.com</a>
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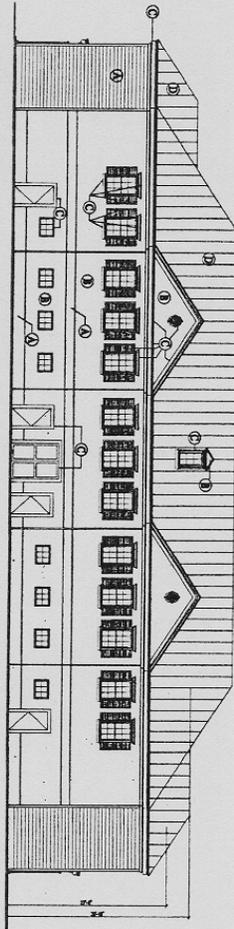
LEFT ELEVATION  
SCALE: 1/8" = 1'-0"



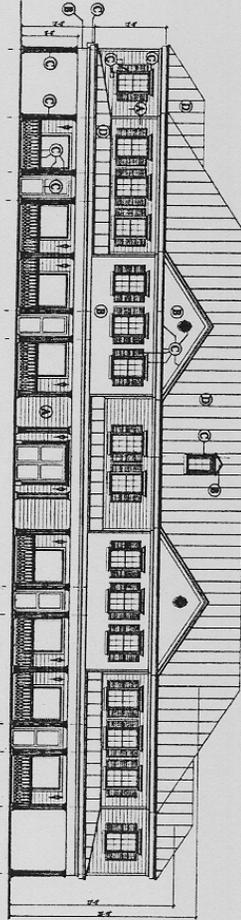
RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



**ELEVATION COLOR SCHEDULE**  
 ROOF: GABLE ROOF 1/2" x 1/2" (1/2" x 1/2")  
 WALLS: BRICK 1/2" x 1/2" (1/2" x 1/2")  
 WINDOWS: 1/2" x 1/2" (1/2" x 1/2")  
 DOORS: 1/2" x 1/2" (1/2" x 1/2")  
 FINISHES: 1/2" x 1/2" (1/2" x 1/2")  
 MATERIALS: 1/2" x 1/2" (1/2" x 1/2")

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sheet no. <b>A-8</b>	sheet title <b>ELEVATIONS</b>	project name and location <b>CENTEX HOMES BROOKSIDE TOWN OF DAVIE, FLORIDA</b>	date <b>02/05/2003</b>	revisions <small>DATE REVISION</small>	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING THE WORK.		<b>IMRE EREG ARCHITECTS, INC.</b> ARCHITECTS - PLANNER 11375 Myers Blvd. Suite 207 Coral Springs, FLORIDA 33076 PH: (954) 350-0211 FAX: (954) 350-0278 http://www.imreereg.com, E-MAIL: imre@imreereg.com
project no. <b>2303</b>							

MDL 1036	MDL 1210	MDL 1417	MDL 1777	MDL 1776
<b>BUILDING ANALYSIS</b>				
APARTMENTS	APARTMENTS	APARTMENTS	APARTMENTS	APARTMENTS
STAIRS	STAIRS	STAIRS	STAIRS	STAIRS
ENTRANCE	ENTRANCE	ENTRANCE	ENTRANCE	ENTRANCE
TOTAL UNIT AREA				
TOTAL COMMON AREA				
TOTAL AREA				

PROVIDE 1. ENTRY TYPE OF ISO HARDWARE FOR ENTRY DOORS PER FLA. REQUIREMENTS

PROVIDE FIBER GLASS AT ALL CONCEALED SPACES PER REC 2304, REC 2001

**GENERAL NOTES -**

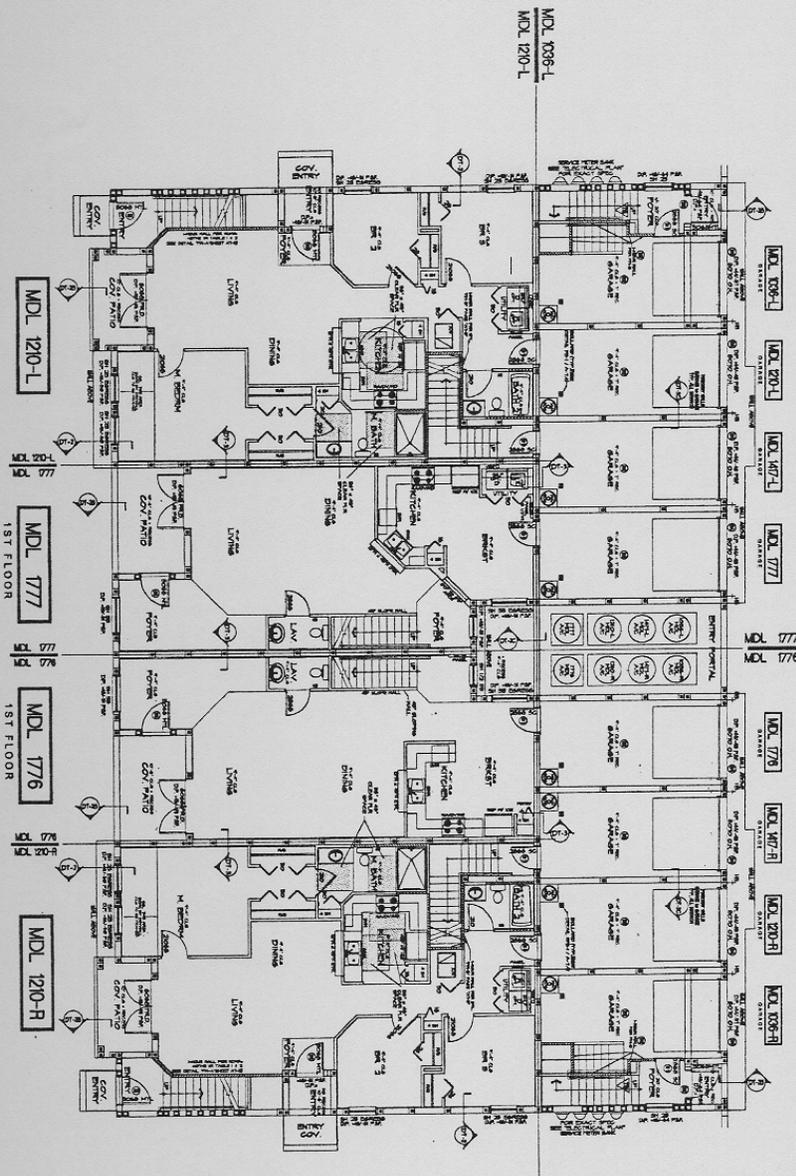
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
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10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

**OPENING SCHEDULE**

NO.	DESCRIPTION	TYPE	FINISH	REMARKS
1	DOOR	SW	WOOD	
2	DOOR	SW	WOOD	
3	DOOR	SW	WOOD	
4	DOOR	SW	WOOD	
5	DOOR	SW	WOOD	
6	DOOR	SW	WOOD	
7	DOOR	SW	WOOD	
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97	DOOR	SW	WOOD	
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99	DOOR	SW	WOOD	
100	DOOR	SW	WOOD	

**FIRST FLOOR PLAN**

PROVIDE 1. ENTRY TYPE OF ISO HARDWARE FOR ENTRY AND ACCESSIBLE DOORS PER FLA. REC



**1ST FLOOR PLAN**

DATE: APR 17 2013

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

PROJECT: BROOKSIDE 5-FLEX CONDOMINIUM

DESIGNER: CENTEX HOMES

**BROOKSIDE**

5-FLEX CONDOMINIUM

TOWN OF DAVIE, BROWARD CO., FLORIDA

**CENTEX HOMES**

South East Florida

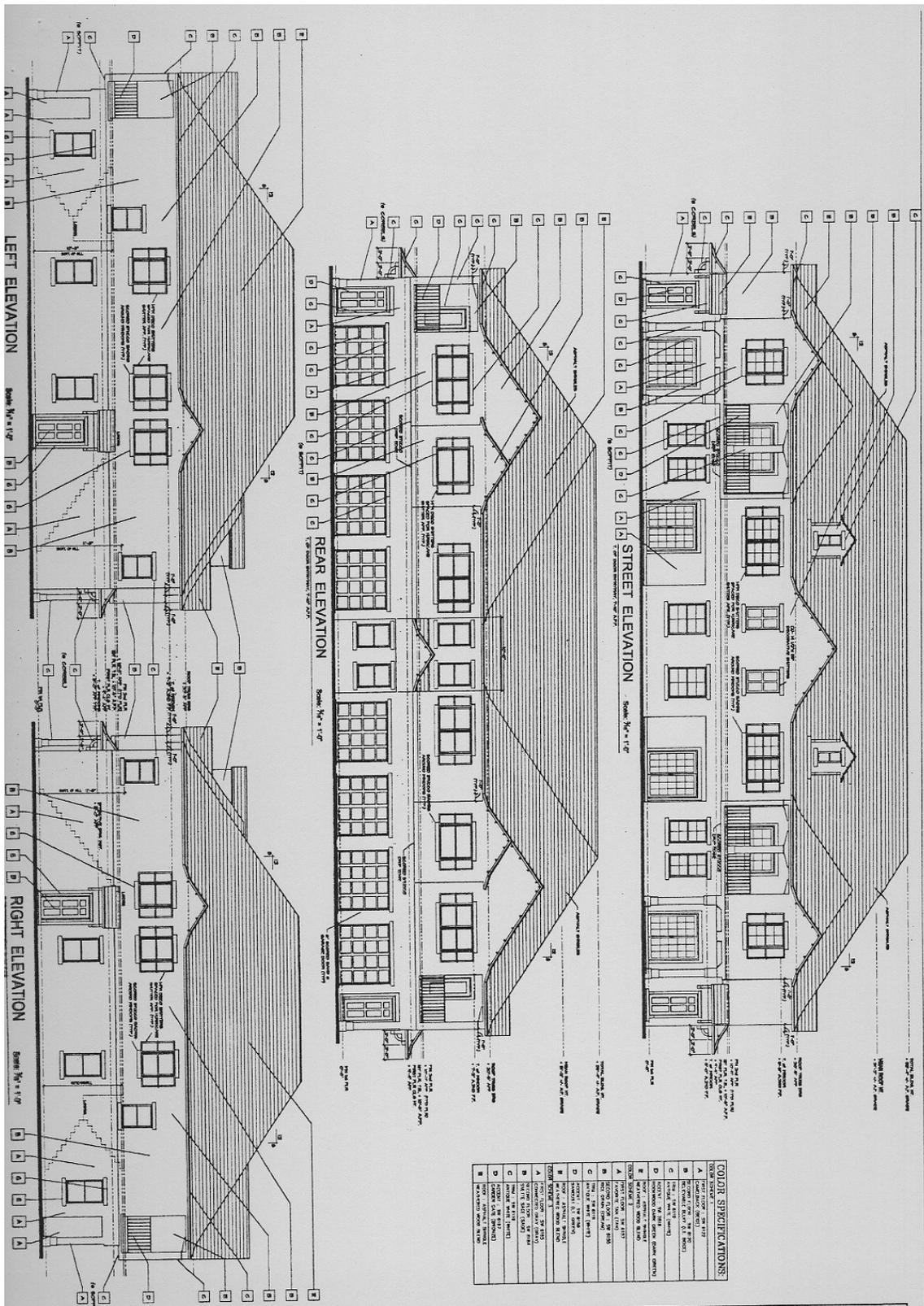
1188 Jody Road

Fort Lauderdale, FL 33304

Phone: 954-336-1000

Fax: 954-336-1080





**COLOR SPECIFICATIONS**

ROOF	Asph/Flt Shingles
A	Exterior Wall Color
B	Interior Wall Color
C	Floor Color
D	Door Color
E	Window Color
F	Trim Color
G	Stair Color
H	Bath Color
I	Kitchen Color
J	Appliance Color
K	Lighting Color
L	Hardware Color
M	Handicap Color
N	Handicap Color
O	Handicap Color
P	Handicap Color
Q	Handicap Color
R	Handicap Color
S	Handicap Color

**A-3**

DATE: 01/17/18

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

PROJECT: BROOKSIDE B- PLEX CONDOMINIUM

LOCATION: TOWN OF DAVIE, BROWARD CO., FLORIDA

DESIGNER: CENTEX HOMES

DATE: 01/17/18

**ELEVATIONS**

These elevations are intended to show the general appearance of the building. They are not to be used for construction purposes. The contractor is responsible for providing the actual materials and finishes to be used in the construction of the building. The architect is not responsible for the selection of materials or finishes, or for the quality of workmanship.

**BROOKSIDE**

B- PLEX CONDOMINIUM

TOWN OF DAVIE, BROWARD CO., FLORIDA

**CENTEX HOMES**

South East Florida

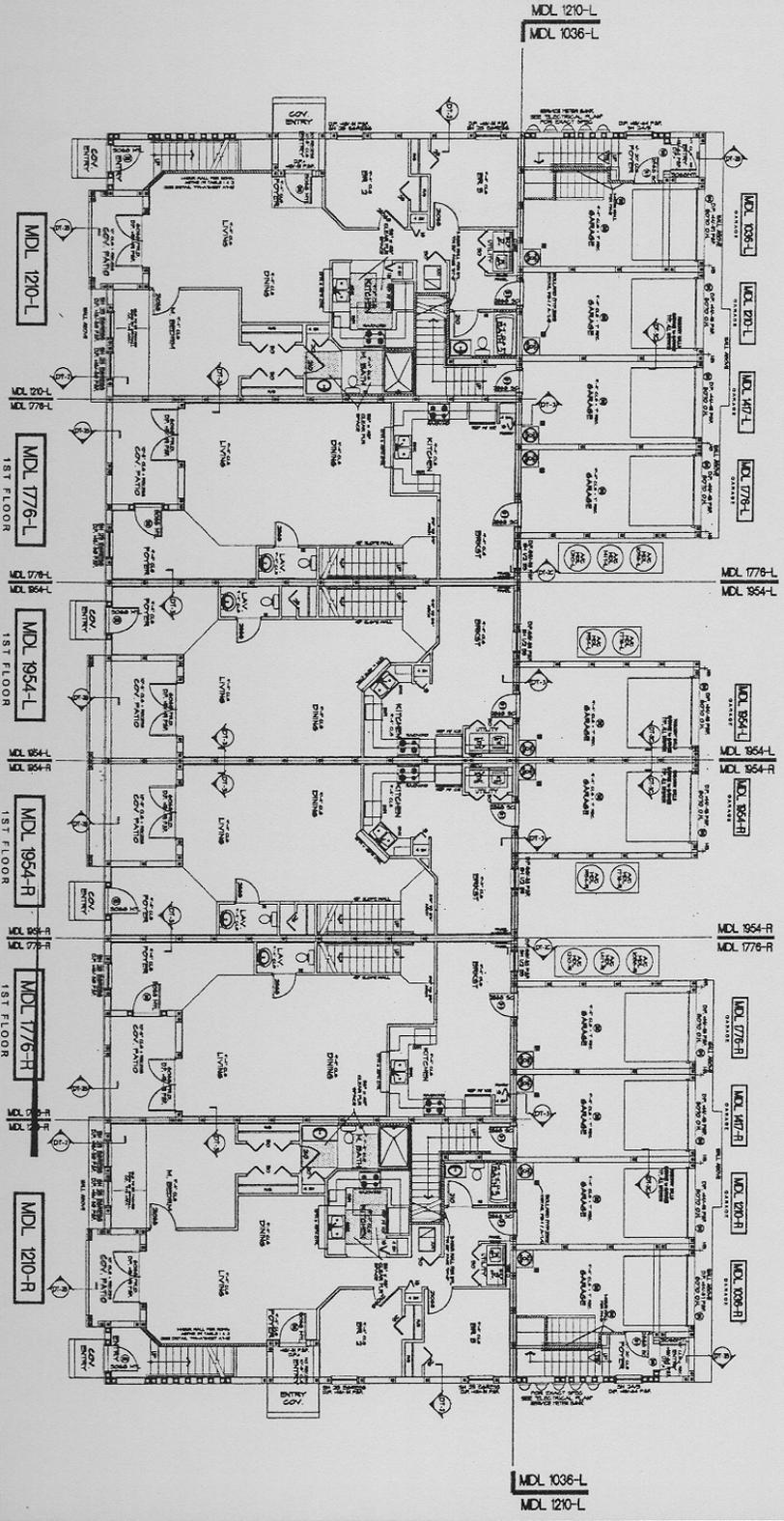
Phone: 561-536-1000

Fax: 561-536-1000

1198 Jpg Road

Suite 200

Boynton Beach, FL 33417



**MDL 1036** BUILDING AREA: 1,174 SQ. FT. UNIT FLOOR: 1ST FLOOR TOTAL UNIT AREA: 11,740 SQ. FT. TOTAL COMMON AREA: 1,000 SQ. FT. TOTAL FLOOR AREA: 13,740 SQ. FT. UNIT PRICE: \$100,000.00 TOTAL PRICE: \$1,174,000.00

**MDL 1210** BUILDING AREA: 1,174 SQ. FT. UNIT FLOOR: 1ST FLOOR TOTAL UNIT AREA: 11,740 SQ. FT. TOTAL COMMON AREA: 1,000 SQ. FT. TOTAL FLOOR AREA: 13,740 SQ. FT. UNIT PRICE: \$100,000.00 TOTAL PRICE: \$1,174,000.00

**MDL 1417** BUILDING AREA: 1,174 SQ. FT. UNIT FLOOR: 1ST FLOOR TOTAL UNIT AREA: 11,740 SQ. FT. TOTAL COMMON AREA: 1,000 SQ. FT. TOTAL FLOOR AREA: 13,740 SQ. FT. UNIT PRICE: \$100,000.00 TOTAL PRICE: \$1,174,000.00

**MDL 1954** BUILDING AREA: 1,174 SQ. FT. UNIT FLOOR: 1ST FLOOR TOTAL UNIT AREA: 11,740 SQ. FT. TOTAL COMMON AREA: 1,000 SQ. FT. TOTAL FLOOR AREA: 13,740 SQ. FT. UNIT PRICE: \$100,000.00 TOTAL PRICE: \$1,174,000.00

**MDL 1776** BUILDING AREA: 1,174 SQ. FT. UNIT FLOOR: 1ST FLOOR TOTAL UNIT AREA: 11,740 SQ. FT. TOTAL COMMON AREA: 1,000 SQ. FT. TOTAL FLOOR AREA: 13,740 SQ. FT. UNIT PRICE: \$100,000.00 TOTAL PRICE: \$1,174,000.00

**-GENERAL NOTES-**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

**-OPENING SCHEDULE-**

NO.	DESCRIPTION	SIZE	LOCATION	TYPE	REMARKS
1	DOOR	3'0" x 7'0"	UNIT 1036-L	SW	ENTRY
2	DOOR	3'0" x 7'0"	UNIT 1210-L	SW	ENTRY
3	DOOR	3'0" x 7'0"	UNIT 776-L	SW	ENTRY
4	DOOR	3'0" x 7'0"	UNIT 1954-L	SW	ENTRY
5	DOOR	3'0" x 7'0"	UNIT 1954-R	SW	ENTRY
6	DOOR	3'0" x 7'0"	UNIT 776-R	SW	ENTRY
7	DOOR	3'0" x 7'0"	UNIT 1036-R	SW	ENTRY
8	DOOR	3'0" x 7'0"	UNIT 1210-R	SW	ENTRY

**FIRST FLOOR PLAN**

PROVIDE LAMINATE TYPE OF EGO HARDWARE FOR ENTRY AND ACCESSIBLE DOORS PER FLA BCO.

PROVIDE LAMINATE TYPE OF EGO HARDWARE FOR CONCEALED SPACES PER BCO 2800, FIG. 2001.

**1ST FLOOR PLAN**

**A-13**

DATE: 10/13/11

SCALE: AS SHOWN

PROJECT: BROOKSIDE 10- PLEX CONDOMINIUM

**BROOKSIDE**

10- PLEX CONDOMINIUM

TOWN OF DAVIE, BROWARD CO., FLORIDA

**CENTEX HOMES**

SouthEast Florida

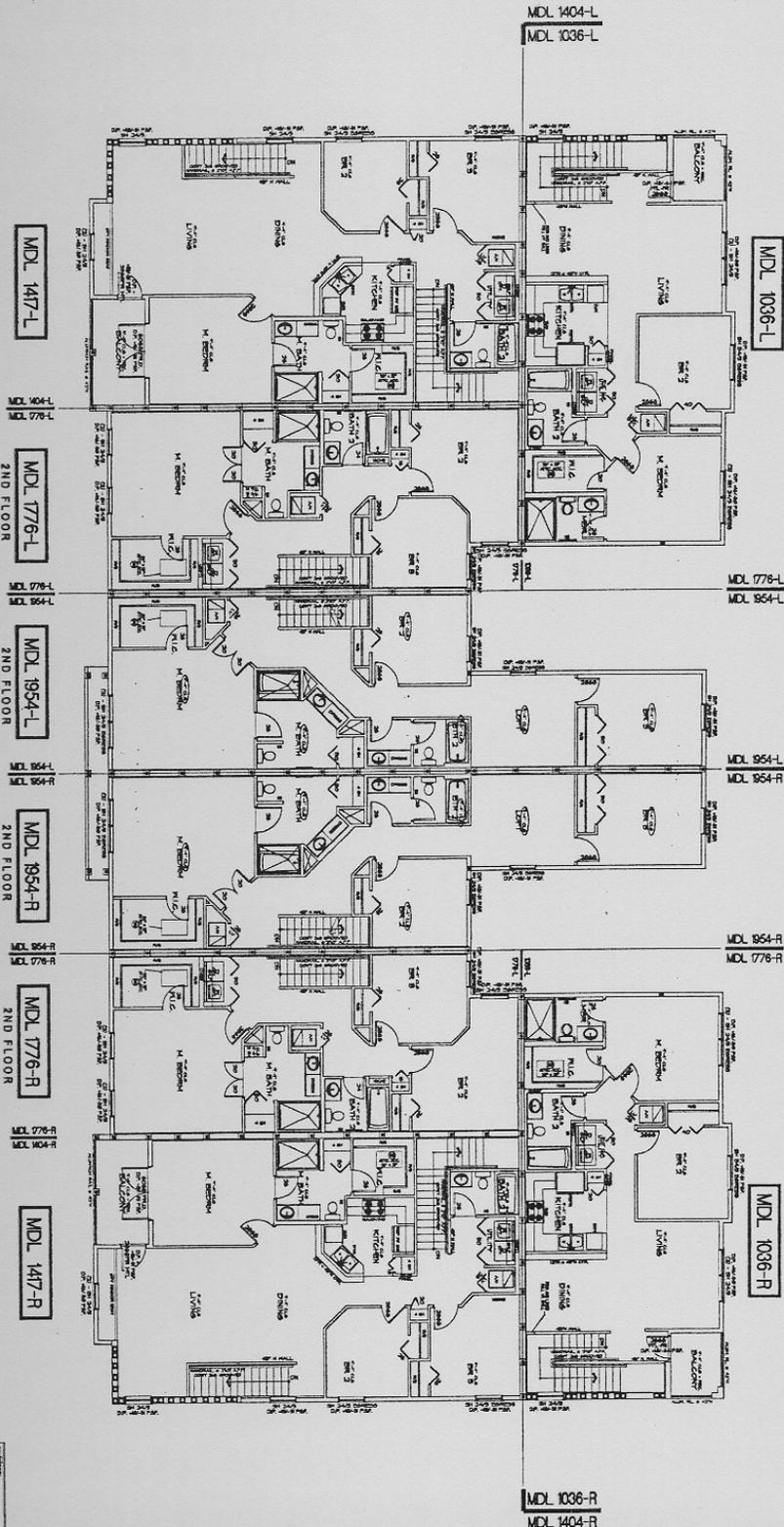
2199 66th Road

Phone: 954-336-1000

Site: 200

Fax: 954-336-1000

Boynton Beach, FL 33437



BUILDING AREA:		BUILDING AREA:		BUILDING AREA:		BUILDING AREA:	
MDL 1036	MDL 1210	MDL 1417	MDL 1954	MDL 1776			
2ND FLOOR AREA: 1036 SQ. FT.	2ND FLOOR AREA: 1210 SQ. FT.	2ND FLOOR AREA: 1417 SQ. FT.	2ND FLOOR AREA: 1954 SQ. FT.	2ND FLOOR AREA: 1776 SQ. FT.			
2ND FLOOR AREA: 1036 SQ. FT.	2ND FLOOR AREA: 1210 SQ. FT.	2ND FLOOR AREA: 1417 SQ. FT.	2ND FLOOR AREA: 1954 SQ. FT.	2ND FLOOR AREA: 1776 SQ. FT.			
2ND FLOOR AREA: 1036 SQ. FT.	2ND FLOOR AREA: 1210 SQ. FT.	2ND FLOOR AREA: 1417 SQ. FT.	2ND FLOOR AREA: 1954 SQ. FT.	2ND FLOOR AREA: 1776 SQ. FT.			
2ND FLOOR AREA: 1036 SQ. FT.	2ND FLOOR AREA: 1210 SQ. FT.	2ND FLOOR AREA: 1417 SQ. FT.	2ND FLOOR AREA: 1954 SQ. FT.	2ND FLOOR AREA: 1776 SQ. FT.			

**PROVIDE LEMER TYPE OF EO HARDWARE FOR ENTRY DOORS PER FHA REQUIREMENTS**

**PROVIDE FINGER LOCKING AT ALL CONCEALED SPACES PER IRC 2006, IRC 2009**

**OPENING SCHEDULE**

NO.	DESCRIPTION	FINISH	TYPE	LOCATION	PROVIDE
1	DOOR	WOOD	SWING	UNIT 1036-L	PROVIDE
2	DOOR	WOOD	SWING	UNIT 1404-L	PROVIDE
3	DOOR	WOOD	SWING	UNIT 1477-L	PROVIDE
4	DOOR	WOOD	SWING	UNIT 1776-L	PROVIDE
5	DOOR	WOOD	SWING	UNIT 1954-L	PROVIDE
6	DOOR	WOOD	SWING	UNIT 1954-R	PROVIDE
7	DOOR	WOOD	SWING	UNIT 1477-R	PROVIDE
8	DOOR	WOOD	SWING	UNIT 1776-R	PROVIDE
9	DOOR	WOOD	SWING	UNIT 1036-R	PROVIDE
10	DOOR	WOOD	SWING	UNIT 1404-R	PROVIDE

**SECOND FLOOR PLAN**

**PROVIDE LEMER TYPE OF EO HARDWARE FOR ENTRY AND ACCESSIBLE DOORS PER FHA REQ**

**APR 12 2006**

**A-2**  
OF 3

PROJECT: 10-12-06-001  
 SHEET: 2ND FLOOR PLAN  
 DATE: 04/12/06  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**2ND FLOOR PLAN**

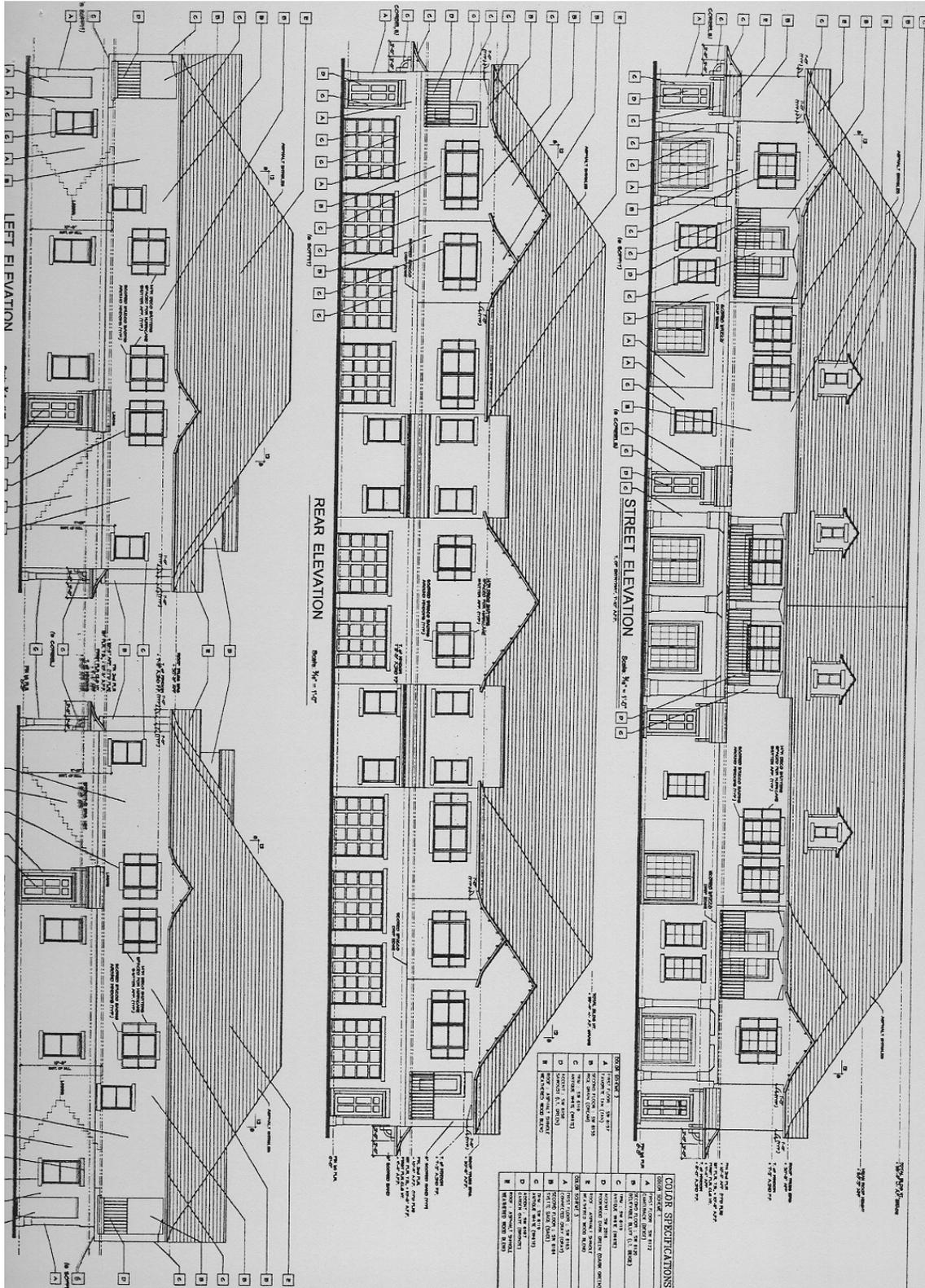
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**BROOKSIDE**

18- PLEX CONDOMINIUM  
 TOWN OF DAVIE, BROWARD CO., FLORIDA

**CENTEX HOMES**

SouthEast Florida  
 8198 Jog Road  
 Suite 202  
 Boynton Beach, FL 33437  
 Phone: 561-536-1000  
 Fax: 561-536-1080



**TOUR SPECIFICATIONS**

A	TRIPLE GLAZED ALUMINUM
B	TRIPLE GLAZED ALUMINUM
C	TRIPLE GLAZED ALUMINUM
D	TRIPLE GLAZED ALUMINUM
E	TRIPLE GLAZED ALUMINUM
F	TRIPLE GLAZED ALUMINUM
G	TRIPLE GLAZED ALUMINUM
H	TRIPLE GLAZED ALUMINUM
I	TRIPLE GLAZED ALUMINUM
J	TRIPLE GLAZED ALUMINUM
K	TRIPLE GLAZED ALUMINUM
L	TRIPLE GLAZED ALUMINUM
M	TRIPLE GLAZED ALUMINUM

**COLOR SPECIFICATIONS**

A	TRIPLE GLAZED ALUMINUM
B	TRIPLE GLAZED ALUMINUM
C	TRIPLE GLAZED ALUMINUM
D	TRIPLE GLAZED ALUMINUM
E	TRIPLE GLAZED ALUMINUM
F	TRIPLE GLAZED ALUMINUM
G	TRIPLE GLAZED ALUMINUM
H	TRIPLE GLAZED ALUMINUM
I	TRIPLE GLAZED ALUMINUM
J	TRIPLE GLAZED ALUMINUM
K	TRIPLE GLAZED ALUMINUM
L	TRIPLE GLAZED ALUMINUM
M	TRIPLE GLAZED ALUMINUM

**A-3**  
OF  
**3**

DATE: 10/15/03  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

**ELEVATIONS**

These elevations are intended to show the general appearance of the building. They are not to be used for construction purposes. The contractor shall be responsible for the final appearance of the building.

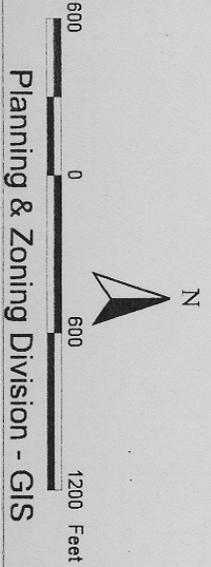
**BROOKSIDE**

10- PLEX CONDOMINIUM  
TOWN OF DAVIE, BROWARD CO., FLORIDA

**CENTEX HOMES**

SouthEast Florida  
Phone: 561-536-1000  
Fax: 561-536-1000

2198 Jody Road  
Suite 300  
Bogart Beach, FL 33437



**REZONING**  
**ZB 1-2-03**  
**Future Land Use Map**

Prepared by: ID  
 Date Prepared: 3/12/03

