



**BOARD OF ADJUSTMENT MEETING NOTICE:**

August 24, 2021

A Public Hearing will be held before the Board of Adjustment on Wednesday, **October 13, 2021 at 6:00 P.M.**

This meeting will be held in-person and virtually to determine whether the following application should be granted. To view more information about this item, please visit: [www.fortlauderdale.gov/government/BOA](http://www.fortlauderdale.gov/government/BOA).

<b>CASE:</b>	<b>PLN-BOA-21080003</b>
<b>OWNER:</b>	CAPITAL AMIREY NADLAN LLC
<b>AGENT:</b>	HOPE CALHOUN OF DUNAY, MISKEL AND BACKMAN, LLP
<b>ADDRESS:</b>	208 SE 9 ST, FORT LAUDERDALE, FL 33316
<b>LEGAL DESCRIPTION:</b>	TARPON RIVER PARK 15-44 B LOTS 3,4 & 5 BLK 4
<b>ZONING:</b>	RAC-RPO RESIDENTIAL AND PROFESSIONAL OFFICE
<b>COMMISSION DISTRICT:</b>	4
<b>REQUESTING:</b>	<b><u>Sec. 47-13.20.D. -Density in the RAC-TMU District and RAC-RPO District.</u></b>

Requesting a variance from the requirement of Section 47-13.20.D. of the ULDR that effectively limits the maximum density of a development within the RAC-RPO district to fifty (50) dwelling units per net acre to allow the development of a 41 unit multi-family project with a calculated density of 100 dwelling units per acre. The request for the increased density does not violate the density limitation of the Downtown Regional Activity Center (DRAC) Future Land Use of the City of Fort Lauderdale Comprehensive Plan Future Land Use Element.

**To Attend In-Person:**

City of Fort Lauderdale, City Hall Commission Chambers, 100 N. Andrews Avenue, Fort Lauderdale, FL 33301

**To Attend Virtually:**

Visit: [www.fortlauderdale.gov/FLTV](http://www.fortlauderdale.gov/FLTV) to watch and listen to the meeting

Visit: <https://www.fortlauderdale.gov/government/BOA> to sign up to speak. Should you desire to speak on this item, please fill out the speaker form available at the link on the City's website.

If you have any questions, please feel free to contact me directly at 954-828-6342.

**MOHAMMED MALIK  
ZONING ADMINISTRATOR**

Florida Statutes, Sec. 286.0105

NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

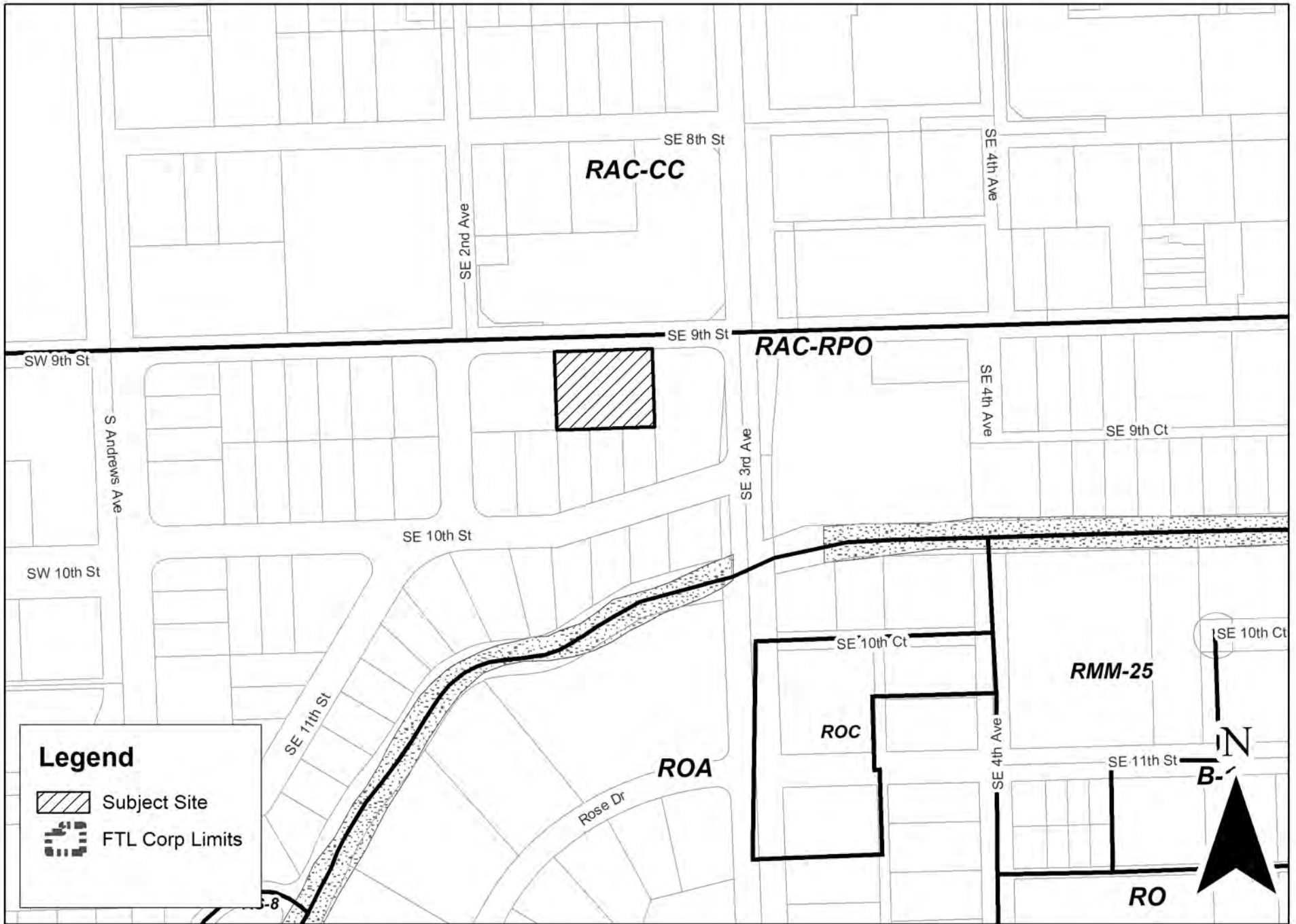
**DEPARTMENT OF SUSTAINABLE DEVELOPMENT**

700 NW 19 AVENUE, FORT LAUDERDALE 33311

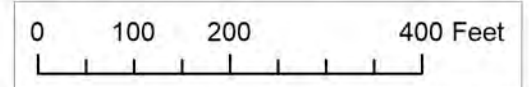
TELEPHONE (954) 828-6520

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)





# PLN-BOA-21080003



Graphic Scale



CITY OF FORT LAUDERDALE  
**PUBLIC NOTICE**

# BOARD OF ADJUSTMENTS MEETING

DATE: SEPTEMBER 08, 2021

TIME: 6:00 P.M.

CASE: PLN-BOA-21080003

SECTION: Sec. 47-13.20.D. -Density in the RAC-TMU District and RAC-RPO District.

REQUEST: Requesting a variance from the requirement of Section 47-13.20.D. of the ULDR that effectively limits the maximum density of a development within the RAC-RPO district to fifty (50) dwelling units per net acre to allow the development of a 41 unit multi-family project with a calculated density of 100 dwelling units per acre. The request for the increased density does not violate the density limitation of the Downtown Regional Activity Center (DRAC) Future Land Use of the City of Fort Lauderdale Comprehensive Plan Future Land Use Element.

LOCATION: CITY COMMISSION CHAMBERS  
CITY HALL, 100 N ANDREWS AVENUE

CONTACT: 954-828-6506

You Can Still Attend The Meeting Virtually:

Visit [www.fortlauderdale.gov/fltv](http://www.fortlauderdale.gov/fltv) to watch and listen to the meeting.

Visit <https://www.fortlauderdale.gov/government/BOA> to sign up to speak.

*This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, It shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons marring or removing the Notice may be subject to fine and/or imprisonment.*

*In accordance with City Code Section 47-27.2A. H The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearing by another body. The sign information shall be changed as provided in subsection A.3.a*



# BOA

DATE: 10/13/2021

AGENDA ITEM: 3

CASE: 3

PLN-BOA- 21080003



## SUSTAINABLE DEVELOPMENT – ZONING & LANDSCAPING BOARD OF ADJUSTMENT (BOA) APPLICATION

Rev: 3 Revision Date: 05/17/2021 | Print Date: 05/17/2021  
I.D. Number: Z&L-BOA

### BOARD OF ADJUSTMENT (BOA) APPLICATION

Cover:	Deadline, Notes, and Fees
Page 1:	Applicant Information Sheet
Page 2:	Variance Request Criteria
Page 3:	Required Documentation & Mail Notice Requirements
Page 4:	Sign Notice Requirements & Affidavit
Page 5:	Technical Specifications

**DEADLINE:** Submittals must be received prior to 4:00 PM each business day. Pursuant to Section 47-24.12, the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

**APPLICATION SUBMITTAL:** Submit your Board of Adjustment (BOA) application, required documents and fees online by visiting: <https://aca-prod.accela.com/FTL>. After application and document submission, you should receive a case number and will be invoiced for the fee amount due. Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with the Board Liaison and staff to obtain feedback regarding proposals. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on preparation of submittal documents. To request a meeting to discuss your variance request, please contact Chakila Crawford at [chcrewford@fortlauderdale.gov](mailto:chcrewford@fortlauderdale.gov) and/or Stephanie Hughey at [shughey@fortlauderdale.gov](mailto:shughey@fortlauderdale.gov).

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Variance/Special Exception/Interpretation (Before): **\$2,200**
- Variance/Special Exception/Interpretation (After): **\$2,800**
- Parking Variance (per space): **\$2,600**
- Variance/Special Exception/Interpretation (Before)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$650**
- Variance/Special Exception/Interpretation (After)- Residential Homesteaded Only- Accessory Structures & Existing Non-Conforming Structures: **\$850**
- Request for Continuance: **\$900**
- Request for Rehearing: **\$300**
- Rehearing before the Board: **\$1,150**

## Page 1: BOA - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). While the information requested in this application is the minimum required to proceed please be aware additional information may be required to fully address the variance requested. The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.


**NOTE:** To be filled out by Department

Case Number	
Date of complete submittal	

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	CAPITAL AMIREY NADLAN LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner
Address, City, State, Zip	504 WOODGATE CIR SUNRISE, FL 33326
E-mail Address	NADLANZ@TELRAM.ORG
Phone Number	Please contact agent
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Hope Galhoun of Dunay, Miskel, and Backman, LLP
Applicant / Agent's Signature	
Address, City, State, Zip	14 SE 4th St., Ste. 36, Boca Raton, FL 33432
E-mail Address	hcalhoun@dmbblaw.com
Phone Number	(561) 405-3324
Letter of Consent Submitted	Yes

Development / Project Name	Itown
Existing / New	Existing <input type="checkbox"/> New <input checked="" type="checkbox"/>
Project Address	Address
Legal Description	TARPON RIVER PARK 15-44 B LOTS 3,4 & 5 BLK 4
Tax ID Folio Numbers (For all parcels in development)	504210730490
Request / Description of Project	Requesting a Variance from LDR Section 47-13.20.D to allow the construction of 41 multi-family units at the subject site.
Applicable ULDR Sections	47-13.20.D

Current Land Use Designation	D Regional Activity Center (D-RAC)
Current Zoning Designation	Regional Activity Center - Residential and Professional Office (RAC-RPO)
Current Use of Property	Offices
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Setbacks (indicate direction N, S, E, W)	Required	Proposed
Front <input type="checkbox"/> N	5 feet	35 feet CL ROW
Side <input type="checkbox"/> W	0 feet	7' / 5'-1"
Side <input type="checkbox"/> E	0 feet	9' / 3'-11"
Rear <input type="checkbox"/> S	0 feet	1 foot

of

**Page 2: Board of Adjustment (BOA) Criteria for Variance Request**

Complete this page and an attached narrative.

**SPECIFIC REQUEST:** State the specific request according to the ULDR or other provisions of the Code.

Requesting a Variance from LDR Section 47-13.20.D to allow the construction of 41 multi-family units on the subject site.

**CRITERIA:** Applicant must demonstrate a unique hardship attributable to the land by proving by a preponderance of the evidence for all of the following criteria. Please answer the following criteria completely. While some criteria may seem duplicative the response should be tailored specifically to each. Per section 47-24.12 A.4.

a. Special conditions and circumstances affect the property at issue which prevent the reasonable use of such property; and

Please see attached justification statement.

b. Circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district; and:

Please see attached justification statement.

c. Literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. (It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property, and

Please see attached justification statement.

d. The unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations; and

Please see attached justification statement.

e. The variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare

Please see attached justification statement.

**AFFIDAVIT:** I, Hoge Calhoun of O'neary, Miskin and Beckman, LLP the Owner/Agent of said property ATTEST that I am aware of the following

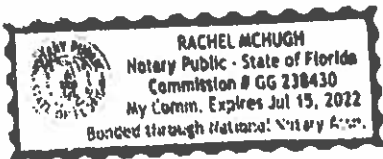
1. In order to be entitled to the relief requested in the application an affirmative vote of a majority plus one of the Board of Adjustment is required;
2. That in granting the relief requested, the Board of Adjustment is limited to the authority vested in the Board by the ULDR and that the Board may not grant the relief requested unless the applicant proves all the criteria specified in the ULDR have been met;
3. That the granting of relief by the Board does not exempt the applicant or owner of record from the responsibilities of obtaining all applicable permits or approvals as may be required by law for both new and existing structures;
4. That if the relief requested is granted by the Board, the applicant must secure a building permit to implement the relief requested within one hundred eighty (180) days of the entry of the final order of the Board, or within such lesser time as the Board may proscribe and that failure to procure the necessary permits within the time so proscribed shall render the variance or special exception null and void;
5. That if the Board denies the request for relief, then no additional application for the same or substantially the same relief may be entertained by the Board within two (2) years of the date of entry of the final order of denial.

*[Handwritten Signature]*  
\_\_\_\_\_  
(Signature)

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of August 2021

(SEAL)

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



## Page 3: Required Documentation & Mail Notice Requirements

One (1) original set, signed and sealed, with plans at 24" x 36"

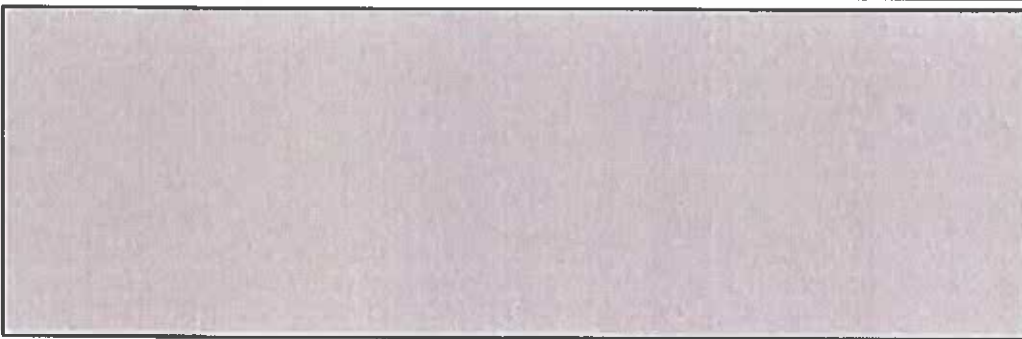
One (1) electronic version (CD or USB) of complete application and plans in PDF format

Fourteen (14) copy sets of each item below and plans at half-size scale 11" x 17"

- Completed application (all pages must be filled out where applicable)
- Mail notification documents (mail notification instructions at bottom of page)
- Proof of ownership (warranty deed, Sunbiz and/or tax record), including corporation documents if applicable
- Property owners original notarized signature and/or notarized agent letter signed by the property owner (if applicable)
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation
- Narrative describing specific request and outlining ULDR sections that are applicable. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City. If the survey is not signed and sealed, a zoning affidavit is required and shall only be used for the structures listed in the affidavit.
- Site Plan (a survey may be substituted if the requested variance is clearly indicated)
- Landscape Plan (if applicable)
- Elevations (if applicable)
- Additional Plan details as needed

Note: All copy sets must be clear and legible.

Note: Plans must be folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11".



**MAIL NOTIFICATION:** Pursuant to Section 47-27 2 Types of Public Notice and 47-27 9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice

- **MAIL NOTICE:** Mail notice shall be given to owners of land within three hundred (300) feet of the subject site ten (10) days prior to the date set for the public hearing
  - **TAX MAP:** Applicant shall provide a tax map from the Broward County Property Appraiser of all property within a three hundred (300) foot radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
  - **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owner notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required three hundred (300) foot radius. The list shall also include all homeowners' associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
  - **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required three hundred (300) foot radius, and mailing addresses must be typed or labeled, no handwritten addresses will be accepted. The return address shall be listed on all envelopes as follows:

City of Fort Lauderdale  
Urban Design & Development -BOA  
700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311

- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Development will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.
- **HOW TO ORDER A TAX MAP AND MAIL NOTICE LIST:** To order a tax map and notice list, please email Heather Hanson at [hhanson@bcpa.net](mailto:hhanson@bcpa.net) or call 954-357-8855. You may also contact Kenny Gibbs, [kgibbs@bcpa.net](mailto:kgibbs@bcpa.net) or call 954-357-3503.

## Page 4: Sign Notification Requirements and Affidavit

### SIGN NOTICE

Applicant must **POST SIGNS** (for Board of Adjustment) according to Sec. 47-27.2 Types of Public Notice and 47-27.9 Variance, Special Exception, Temporary Non-Conforming Use, Interpretation requires the following notice:

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date, and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time, and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

### AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
*Palmdale Branch*  
BROWARD COUNTY

BOA CASE NO. 21080003

APPLICANT Hope Calhoun of Dunay, Miskel, and Backman, LLP

PROPERTY 208 SE 9th Street

PUBLIC HEARING DATE: September 8, 2021

BEFORE ME, the undersigned authority, personally appeared Hope Calhoun who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred, or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Development five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be canceled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties, therefore.

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.2.j of the City of Fort Lauderdale UDCR, I will forfeit my sign deposit HC (Initial here)

[Signature]  
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of August, 2021

(SEAL)

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:



## Page 5: Technical Specifications

### A. SITE PLAN

- 1 Title Block including project name and design professional's address and phone number
- 2 Scale (1" = 30' min., must be engineer's scale)
- 3 North Indicator
- 4 Location map showing relationship to major arterials
- 5 Drawing and revision dates, as applicable
- 6 Full legal description
- 7 Site Plan Data Table
  - Current use of property
  - Land Use designation
  - Zoning designation
  - Site area (sq. ft. and acres)
  - Setback table (required vs. provided)
  - Open space
- 8 Site Plan Features (graphically indicated)
  - Setbacks and building separations (dimensioned)
  - Project signage (if applicable)
  - Easements (as applicable)

(Please note additional site plan information may be necessary to fully address the requested variance)

### B. BUILDING ELEVATIONS (as applicable)

- 1 All building facades with directional labels (i.e. North, South) and building names if more than one building
- 2 Dimensions, including height and width of all structures
- 3 Dimensions of setbacks and required setbacks from property lines
- 4 Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
- 5 Include proposed signage

Statement of Interest in Property and Authorization to File Petitions

CAPITAL AMIREY NADLAN LLC, certifies that it is the Owner of property located at 208 SE 9<sup>th</sup> Street, Fort Lauderdale, Florida and authorizes DUNAY, MISKEL, & BACKMAN, LLP, as agent to submit and process any and all applications to the City of Fort Lauderdale, Broward County and State of Florida and in the approval and permitting of the proposed development and appear at any meetings or public hearings necessary for the approval and permitting of the proposed development within the City of Fort Lauderdale and Broward County.

Ariel Ben Dor

Print Name

[Signature]

Signature

3510 NW 94<sup>th</sup> Ave

Address

Hollywood FL 33024

City/State/Zip

239-867-1148

Phone

State of FLORIDA

County of BROWARD

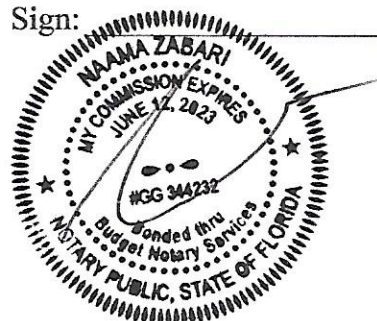
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5 day of August, 2021, by Ariel Ben Dor, an individual, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

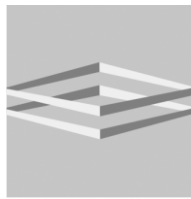
NOTARY PUBLIC:

Sign: \_\_\_\_\_

Print: Naama Zabari

My Commission Expires:





**DUNAY  
MISKEL  
BACKMAN** LLP

Gary Dunay  
Bonnie Miskel  
Scott Backman  
Eric Coffman

Hope Calhoun  
Dwayne Dickerson  
Ele Zachariades  
Matthew H. Scott

Christina Bilenki  
Lauren G. Odom  
Nicole Jaeger  
Rachael Bond Palmer

**208 SE 9<sup>th</sup> Street, Fort Lauderdale**  
**Special Exception Application Justification**

CAPITAL AMIREY NADLAN, LLC (“Applicant”) is the owner of the property located at 208 SE 9<sup>th</sup> Street (PCN# 50-42-10-73-0490) (the “Property”). The Property consists of 0.41 acres and is generally located in the south 200 block of SE 9<sup>th</sup> Street in the City of Fort Lauderdale (“City”), Broward County (“County”). The Property has a future land use designation (“FLUM”) of Downtown Regional Activity Center. The Property’s zoning designation is Regional Activity Center- Residential and Professional Office (“RAC-RPO”).

The Applicant purchased the Property, and in 2019 and was granted approval to build 41 multi-family units (100 units/acre) and +/- 1,332 square feet of commercial (“Project”) on the Property. However, subsequent to obtaining site plan approval, the Applicant was advised that the approved density for the Project exceeded the maximum density allowed pursuant to the City’s Unified Land Development Code (“ULDR”) Section 47-13.20.D.

As a result of the forgoing, the Applicant is hereby submitting this request for a Variance from the requirement of Section 47-13.20.D of the ULDR that effectively limits the maximum density of a development within the RAC-RPO district to 50 dwelling units per acre to allow the development of a 41 unit multi-family project with a calculated density of 100 dwelling units per acre. The request for the increased density does not violate the density limitation of the Downtown Regional Activity Center Future Land Use of the City of Fort Lauderdale Comprehensive Plan Future Land Use Element. In support of the Variance request, the Applicant will demonstrate compliance with Section 47-24.12(4) of the ULDR.

Section 47-24.12(4) – Variance Review Criteria

- a. That special conditions and circumstances affect the property at issue which prevent the reasonable use of such property.

**Response: While the proposed Project exceeds the maximum permitted density of 50 units per acre by 21 units, the proposal is compatible with densities approved in the immediate area such as the seven (7)-story Queue Apartments to the northwest which was constructed at 120 units per acre and the 10-story Pinnacle at Tarpon River apartments to the northeast which was constructed at 75 units per acre. The Property is located across from the Regional Activity Center – City Center (“RAC-CC”) zoning district and the Near Downtown Character Area. The RAC-CC district is the City’s high-intensity downtown zoning district and is intended to be applied to the central downtown core area as a means of accommodating a wide range of employment, shopping, service, cultural, higher density residential and other**

**more intense land uses. As a result of the Property's proximity to this zoning district, it is situated in an area that allows for high density residential uses that fit in with the character of the neighborhood.**

- b. That the circumstances which cause the special conditions are peculiar to the property at issue, or to such a small number of properties that they clearly constitute marked exceptions to other properties in the same zoning district.

**Response: The circumstances which resulted in the Variance application are particular to this Property in that the number of units, while exceeding the base zoning district, are designed in a way that fits on the Property while also satisfying the required number of off-street parking spaces and open space requirements. As noted, the Property is located in the RAC-RPO zoning district which is intended to promote the preservation and enhancement of existing low-density residential neighborhoods south of the downtown area while providing for the continued development of neighborhood-serving commercial land uses, and professional and office uses. The Project is not as dense as many of the residential and mixed-use project to the north, but is more dense than the neighboring properties to the south. Therefore, the Project serves as a smooth transition from the city center to the lower-density residential, commercial, and office areas south of the downtown.**

- c. That the literal application of the provisions of the ULDR would deprive the applicant of a substantial property right that is enjoyed by other property owners in the same zoning district. It shall be of no importance to this criterion that a denial of the variance sought might deny to the owner a more profitable use of the property, provided the provisions of the ULDR still allow a reasonable use of the property.

**Response: As stated, the Property is located on the edge of the RAC-RPO and RAC-CC zoning district which emphasizes low to high density residential and mixed-use development. The properties across SE 9<sup>th</sup> Street, such as the seven (7)-story Queue Apartments to the northwest and the 10-story Pinnacle at Tarpon River apartments to the northeast have higher densities and height than the proposed 41-unit mixed use Project. Therefore, the approval of the Variance would allow the Applicant to develop the Property as the zoning district intends it and provide a smooth transition from the high density development from the city center to the medium-lower density residential and commercial development to the south of the city center.**

- d. That the unique hardship is not self-created by the applicant or his predecessors, nor is it the result of mere disregard for, or ignorance of, the provisions of the ULDR or antecedent zoning regulations.

**Response: The hardship is not self-created as the approved design is compatible with the pattern of development in the surrounding neighborhood. The Project is designed in good taste as to overpower the corridor but rather be in harmony with the existing and future development in the corridor. If the Project had been designed out of scale, or not consistent with the pattern of development in the area, staff would not have approved it in the first place.**

- e. That the variance is the minimum variance that will make possible a reasonable use of the property and that the variance will be in harmony with the general purposes and intent of the ULDR and the use as varied will not be incompatible with adjoining properties or the surrounding neighborhood or otherwise detrimental to the public welfare.

**Response: The variance requested is the minimum variance to allow the Applicant to develop the Property as intended and as approved in 2019. Per the use table outlined in ULDR Section 47-13.10, multi-family residential is a permitted use in the RAC-RPO zoning district. Therefore, the proposed use is an anticipated use in the RAC-RPO zoning district. Additionally, per Section 47-13.20, the subject site is located within the Urban Neighborhood Character Area which is primarily residential in nature, with supporting community retail, employment opportunities, local amenities and services. It is characterized by varied scale buildings with defined podium heights and some towers stepped back above, and includes the following Downton Regional Activity Center zoning districts which guide specific uses. The proposed development is consistent with the intent and character of the Urban Neighborhood Character Area as it adds to the residential nature of the community.**

A	B	C	D	E	F	G	H
FOLIO_NUMB	NAME	ADDRESS_LI	CITY	STATE	ZIP	ZIP4	LEGAL
1							PAT'S PLAT 154-5 BPARCEL A TOG WITH VAC R/W LYNGN,S & E & ADJ TO PAR A PER2:K57WITH LOTS 2,4 & 9 BLK B OFSUB OF LOTS 3,4,5 BLK 59FT LAUDERDALE 2-11 D PAT'S PLAT 154-5 BTHOROUGHFARE DEDICATED TO THEPUBLIC PER PLAT2:K57
2	504210160010	BP Q LLC%ADAM G WALKER	817 SE 2 AVE STE 100	FORT LAUDERDALE	FL	33316	BRYAN SUB LOTS 1,2 BLK 59FT LAUDERDALE 1-29 DLOT 1 LESS ST,2 LESS ST,3,4,5,2:K57LOT 1,DESC AS COMM NW COR OFLOT 1,E 5 TO POB,E 25,S 25,NW35,48 TO POB, & LESS POR OF LOTCOMM SW COR OF LOT 2,E 5 TO POBNE 35,23,S 25,W 25 TO POB TOGWITH TRACT A OF PINNACLE AT
3	504210160030	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	BRYAN SUB LOTS 1,2 BLK 59FT LAUDERDALE 1-29 DLOT 1 LESS ST,2 LESS ST,3,4,5,2:K57LOT 1,DESC AS COMM NW COR OFLOT 1,E 5 TO POB,E 25,S 25,NW35,48 TO POB, & LESS POR OF LOTCOMM SW COR OF LOT 2,E 5 TO POBNE 35,23,S 25,W 25 TO POB TOGWITH TRACT A OF PINNACLE AT
4	504210280860	THE LOFTS AT TARPON RIVER LLC%PINNACLE HOUSING GROUP	9400 S DADELAND BLVD STE 100	MIAMI	FL	33156	BRYAN SUB LOTS 1,2 BLK 59FT LAUDERDALE 1-29 DA POR OF LOT 1 BLK D,DESC AS,2:K57E 25,S 25,NW 35,48 TO POB,TOG/WPOR OF LOT 2 BLK D,COMM SW COROF LOT 2,E 5 TO POB,NE 35,23,S25,W 25 TO POB
5	504210280861	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	BRYAN SUB LOTS 1 & 2 BLK 59FT LAUDERDALE 1-29 DLOTS 7 & 9 BLK D2:K57
6	504210280920	SMA TECHNOLOGY GROUP LLC	2035 COLONIAL BLVD	FORT MYERS	FL	33907	BRYAN SUB LOTS 1,2 BLK 59FT LAUDERDALE 1-29 DLOT 11,13 BLK D2:K57
7	504210280950	8TH STREET MISSION LLC	3263 NW 61 ST	BOCA RATON	FL	33496	BRYAN SUB LOTS 1,2 BLK 59FT LAUDERDALE 1-29 DLOT 15 BLK D2:K57
8	504210280980	800 SE 2ND AVENUE LLC	2014 S ANDREWS AVE	FORT LAUDERDALE	FL	33316	BRYAN SUB LOTS 1,2 BLK 59FT LAUDERDALE 1-29 DLOT 16 LESS S 95 BLK D2:K57
9	504210280990	WILSON,THOMAS A	814 SE 2 AVE	FORT LAUDERDALE	FL	33316	PLACIDENA FIRST UNIT 2-44 BTHOROUGHFARES DEDICATED PER PLAT2:K57
10	504210710360	BROWARD COUNTY BAR ASSN INC	1051 SE 3 AVE	FORT LAUDERDALE	FL	33316	TARPON RIVER PARK 15-44 BLOT 1 BLK 1, LESS THAT PT OFSAID LOT 1 BLK 1 AS DESC IN OR2:K57
11	504210710370	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	TARPON RIVER PARK 15-44 BLOT 2 BLK 12:K57
12	504210730010	LRE ENTERPRISES INC	222 SE 10 ST	FORT LAUDERDALE	FL	33316	TARPON RIVER PARK 15-44 BLOT 3 BLK 12:K57
13	504210730011	PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301	TARPON RIVER PARK 15-44 BLOT 4 BLK 12:K57
14	504210730020	RUSH,KATHLEEN	216 SE 10 ST	FORT LAUDERDALE	FL	33316	TARPON RIVER PARK 15-44 BLOT 5 & PT OF 6 AS IN OR944/160 BLK 12:K57
15	504210730030	RYBALKA,VICTOR H/ERYBALKA,YULIA	212 SE 10 ST	FORT LAUDERDALE	FL	33316	TARPON RIVER PARK 15-44 BLOT 6 & 7 AS DESC IN DB 326/288BLK 12:K57
16	504210730040	KELLY,HEATHERGPMZALEZ,DIEGO MARTIN	208 SE 10 ST	FORT LAUDERDALE	FL	33316	
17	504210730050	CAROLINE M TRACEY REV TR	204 SE 10 ST	FORT LAUDERDALE	FL	33316	
18	504210730060	OLSEN,ROBERT H	106 SE 10 ST	FORT LAUDERDALE	FL	33316	

A	B	C	D	E	F	G	H
19	504210730070 OLSEN,ROBERT H	106 SE 10 ST	FORT LAUDERDALE FL	33316	1024	TARPON RIVER PARK 15-44 BLOT 8 & PT OF LOT 7 DESC ASBEG 27.43 W/LY OF NE COR LOT 7.2.K57W/LY TO W/L LOT 7,N/LY ALG W/LLOT 7 148 M/L,E 32.11 TO POBAS DESC IN OR 3693/75 BLK 1	
20	504210730400 100 LAW BUILDING% PAUL G FINIZIO	3263 NW 61 ST	BOCA RATON FL	33496		TARPON RIVER PARK 15-44 BLOT 10 BLK 32.K:57	
21	504210730410 FNV INC% BARBARA BRIGLIO FINIZIO 107 SE 10TH STREET INCATTN: PAUL & BARBARA FINIZIO	3263 NW 61 ST	BOCA RATON FL	33496		TARPON RIVER PARK 15-44 BLOT 11 BLK 32.K:57	
22	504210730420 BARBARA FINIZIO	3263 NW 61 ST	BOCA RATON FL	33496		TARPON RIVER PARK 15-44 BLOT 12,13 E 5 BLK 32.K:57	
23	504210730430 TRACHMAN,ROBERT H PA	101 SE 10 ST	FORT LAUDERDALE FL	33316	1023	TARPON RIVER PARK 15-44 BLOT 13 W 60 BLK 32.K:57	
24	504210730470 PF PROPERTIES INC	200 SE 9 ST	FORT LAUDERDALE FL	33316		TARPON RIVER PARK 15-44 BLOTS 1 & 2 BLK 42.K:57	
25	504210730490 CAPITAL AMIREY NADLAN LLC	504 WOODGATE CIR	SUNRISE FL	33326		TARPON RIVER PARK 15-44 BLOTS 3,4 & 5 BLK 42.K:57	
26	504210730510 CHIEF REAL ESTATE LLC	1611 SE 11 ST	FORT LAUDERDALE FL	33316		TARPON RIVER PARK 15-44 BLOTS 6,7 & 8 BLK 4, LESS THAT PTOF LOTS 7 & 8 BLK 4 AS DESC IN2.K:57	
27	504210730511 CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE FL	33301		TARPON RIVER PARK 15-44 BTHAT PT OF LOTS 7 & 8 BLK 4 DESCAS: COMM AT TANG INTERS OF N & E2.K:57TO POB ON W R/W/L OF DEDICATEDSE 3RD AVE, CONT SLY 107.61 TOP/C, SWLY ALG SAID CUR 26.94 TOP/C, NELLY ALG SAID CUR 89.85 TOP/R/C, CONT NELY ALG SAID CUR40.46 TO ITS INTERS WITH W R/W/L	
28	504210730520 RYBALKA,VICTORRYBALKA,YULIA	217 SE 10 ST	FORT LAUDERDALE FL	33316	1025	TARPON RIVER PARK 15-44 BLOT 9 BLK 42.K:57	
29	504210730530 DO,CAC XUAN	213 SE 10 ST	FORT LAUDERDALE FL	33316		TARPON RIVER PARK 15-44 BLOT 10 BLK 42.K:57	
30	504210730540 JANICE P RUSH LIV TRRUSH,JANICE P TRSTEE O'HARA,JOHN DOUGLASJOHN DOUGLAS O'HARA	3032 N ATLANTIC BLVD	FORT LAUDERDALE FL	33308		TARPON RIVER PARK 15-44 BLOT 11 BLK 42.K:57	
31	504210730550 REV TR	205 SE 10 ST	FORT LAUDERDALE FL	33316	1025	TARPON RIVER PARK 15-44 BLOT 12 BLK 42.K:57	
32	504210730560 ASH,DARLENE A	15 LEEDS RD	HANOVER MD	21076	1458	TARPON RIVER PARK 15-44 BLOT 13 BLK 42.K:57	
33	504210730570 PUBLIC LAND% CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE FL	33301		TARPON RIVER PARK 15-44 BSTREETS & AVENUES DEDICATED PERPLAT2.K:57	
34	504210AB0010 BPA LLC	6845 GULF OF MEXICO DR	LONGBOAT KEY FL	34228		COURTHOUSE LEGAL CENTRE CONDOUNIT 200PER CDO BK/Pg: 12972/772.K:57	
35	504210AB0020 VELOCITY PROPERTIES LLC	6845 GULF OF MEXICO DR	LONGBOAT KEY FL	34228		COURTHOUSE LEGAL CENTRE CONDOUNIT 201-APER CDO BK/Pg: 12972/772.K:57	
36	504210AB0030 VELOCITY PROPERTIES LLC	PO BOX 460939	FORT LAUDERDALE FL	33346		COURTHOUSE LEGAL CENTRE CONDOUNIT 201-BPER CDO BK/Pg: 12972/772.K:57	
37	504210AB0040 BPA LLC	6845 GULF OF MEXICO DR	LONGBOAT KEY FL	34228		COURTHOUSE LEGAL CENTRE CONDOUNIT 202PER CDO BK/Pg: 12972/772.K:57	
38	504210AB0050 TARPON RIVER INVESTMENTS LLC	301 SW 7 ST	FORT LAUDERDALE FL	33315		COURTHOUSE LEGAL CENTRE CONDOUNIT 300-APER CDO BK/Pg: 12972/772.K:57	
39	504210AB0060 TARPON RIVER INVESTMENTS LLC	301 SW 7 ST	FORT LAUDERDALE FL	33315		COURTHOUSE LEGAL CENTRE CONDOUNIT 300-BPER CDO BK/Pg: 12972/772.K:57	
40	504210AB0070 SYNERGYLABS FL HQ LLC	888 SE 3 AVE STE 301	FORT LAUDERDALE FL	33316	1159	COURTHOUSE LEGAL CENTRE CONDOUNIT 301-APER CDO BK/Pg: 12972/772.K:57	

A	B	C	D	E	F	G	H	
41	504210AB0080	SYNERGYLABS FL HQ LLC	888 SE 3 AVE STE 301	FORT LAUDERDALE	FL	33316	1159	COURTHOUSE LEGAL CENTRE CONDOUNIT 301-BPER CDO BK/PG: 12972/772:K57
42	504210AB0090	LARRY J BEHAR PA	888 SE 3 AVE STE 400	FORT LAUDERDALE	FL	33316	1159	COURTHOUSE LEGAL CENTRE CONDOUNIT 400-A/BPER CDO BK/PG: 12972/772:K57
43	504210AB0110	JARCHOW,RICHARD C & DIANE E	888 SE 3 AVE STE 400C	FORT LAUDERDALE	FL	33316	1159	COURTHOUSE LEGAL CENTRE CONDOUNIT 400-CPER CDO BK/PG: 12972/772:K57
44	504210AB0120	ANDREW ELLIS JUDE LLC	888 SE 3 AVE UNIT 400D	FORT LAUDERDALE	FL	33316		COURTHOUSE LEGAL CENTRE CONDOUNIT 400-DPER CDO BK/PG: 12972/772:K57
45	504210AB0130	KMD FORT LAUDERDALE LLC	888 SE 3 AVE SUITE 500	FORT LAUDERDALE	FL	33316		COURTHOUSE LEGAL CENTRE CONDOUNIT 500(AKA 500-C) FKA 500-A&BPER CDO BK/PG: 12972/772:K57
46	504210AB0150	G I GROUP FLORIDA LP	888 SE 3 AVE STE 500	FORT LAUDERDALE	FL	33316		COURTHOUSE LEGAL CENTRE CONDOUNIT 502(AKA 500-A) FKA 500-CPER CDO BK/PG: 12972/772:K57
47	504210AB0160	AMERICAN MARKETING &MANAGEMENT INC	PO BOX 292037	DAVIE	FL	33329	2037	COURTHOUSE LEGAL CENTRE CONDOUNIT 501PER CDO BK/PG: 12972/772:K57
48	504210ACC010	HILL,SAMUEL T &HILL,KAREN M	800 SE 3 AVE STE 200	FORT LAUDERDALE	FL	33316	1152	THE THIRD AVENUE CONDOMINIUM OFFORT LAUDERDALEUNIT 2A2:K57
49	504210ACC020	HILL,SAMUEL T &HILL,KAREN M	800 SE 3 AVE STE 200	FORT LAUDERDALE	FL	33316	1152	THE THIRD AVENUE CONDOMINIUM OFFORT LAUDERDALEUNIT 2B2:K57
50	504210ACC030	MARK B SCHORR PA	1550 NW 101 AVE	PLANTATION	FL	33322		THE THIRD AVENUE CONDOMINIUM OFFORT LAUDERDALEUNIT 3A2:K57
51	504210ACC040	MILTON GENE FRIEDMAN CPA PAS DUQUE JR CPA PA DBA ET AL	800 SE 3 AVE STE 301	FORT LAUDERDALE	FL	33316	1152	THE THIRD AVENUE CONDOMINIUM OFFORT LAUDERDALEUNIT 3B2:K57
52	504210ACC050	MICHELSON HOLDINGS LLC% MICHELSON,STUART R, ESQ	800 SE 3 AVE 4TH FLOOR	FORT LAUDERDALE	FL	33316		THE THIRD AVENUE CONDOMINIUM OFFORT LAUDERDALEUNIT 42:K57
53	504210ACC060	FOUR D'S REALTY LLC	357 IDLEWILD DR	FORT LAUDERDALE	FL	33301		THE THIRD AVENUE CONDOMINIUM OFFORT LAUDERDALEUNIT 52:K57
54	504215010150	900 S E 3RD AVE LLC	301 S NEW YORK AVE #200	WINTER PARK	FL	32789		LAUDERDALE 2-9 DLOT 1 LESS N 65,LOTS 2 THRU 5:LOT 6 LESS TARPON RIVER:LOT 192:K5724 LESS R/W TOGET WITH THAT PT OF VAC ALLEY LYING BETWEEN SAIDLOTS BLK 2 LAUDERDALE 2-9 DTHAT PT OF LOTS 22,23 & 24 BLK 2DESC AS: BEG AT NW COR OF SAID2:K57,S/LY ALG SAID CUR 97.44 TO P/R/C,CONT SLY ALG SAID CUR 71.98 TOA PI ON S/L OF SAID LOT 22, WL YALG SAID LOT LINE 17.45 TO SWCOR OF LOT 22, NLY ALG W/L OFLOTS 22,23 & 24, 168.60 TO N/L
55	504215010151	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		LAUDERDALE 2-9 DTHAT PT OF LOTS 19,20 & 21 BLK 2DESC AS: BEG AT NW COR OF SAID2:K57,S/LY ALG SAID CUR 72.44 TO A P/TON A LN PARA TO C/L OF SE 3RD AVE & 40 FT DISTANCE THEREFROM,CONT SLY ALG SAID LINE 50 M/L TOA PI ON N SHORELINE OF TARPONRIVER, WL Y ALG SAID SHORELINE TO LAUDERDALE 2-9 DLOT 16 W 92.08 OF N 22,17W 92.08,18 W 92.08,LESS W 152:K57
56	504215010152	CITY OF FORT LAUDERDALE	100 N ANDREWS AVE	FORT LAUDERDALE	FL	33301		
57	504215010260	UNITED STATES OF AMERICA	77 FORSYTH ST SW	ATLANTA	GA	30303		

ITOWN  
208 SE 9TH STREET  
FT. LAUDERDALE FLORIDA



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ALL REVISIONS TO BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REVISIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REVISIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REVISIONS.

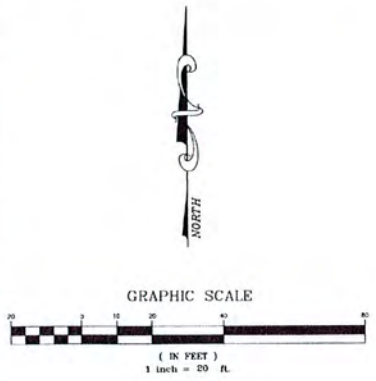
ITOWN  
208 SE 9th STREET  
FORT LAUDERDALE, FL 33316

1600 SOUTH DIXIE HWY. SUITE 400  
Boca Raton, Florida 33432  
PHONE: 561-381-0081 FAX: 561-381-0083  
EMAIL: mail@rwb-arch.com

**RWB**  
*Linart*  
ARCHITECTURE

PROJECT: 17-06  
DATE: DECEMBER 1, 2017  
SHEET:

CV



**PINNELL SURVEY, INC.**  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 5300 WEST HILLSBORO BOUL AVENUE, SUITE 215-A  
 COCONUT CREEK, FLORIDA 33073  
 PHONE: (954) 418-4940 FAX: (954) 418-4941  
 LICENSED BUSINESS #6857

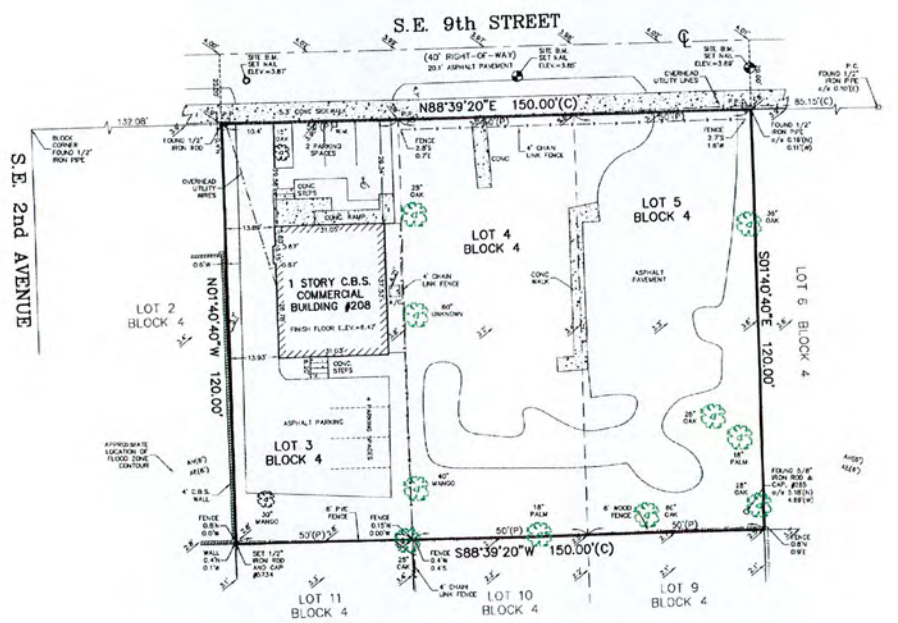
**PROJECT ADDRESS: 208 & 210 S.E. 9th STREET  
 FORT LAUDERDALE, FLORIDA 33316**

**CERTIFY TO:**  
 1. CAPITAL AMIREY NADLAN LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 2.  
 3.  
 4.  
 5.

**LEGAL DESCRIPTION:**  
 LOTS 3, 4 AND 5, BLOCK 4 OF "TARPON RIVER PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ENCROACHMENT NOTES:**  
 1) 6 FOOT WOOD FENCE CROSSES OVER THE SOUTHERLY AND EASTERLY PROPERTY LINES  
 2) 6 FOOT P.V.C. FENCE CROSSES OVER THE SOUTHERLY AND WESTERLY PROPERTY LINES

- LEGEND:**
- 3M = BENCHMARK
  - B.C.R. = BROWARD COUNTY RECORDS
  - C = CALCULATED MEASUREMENT
  - CL = CENTERLINE
  - C.B. = CHORD BEARING
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - C.L.F. = CHAIN LINK FENCE
  - C.O. = CLEAN OUT
  - CONC. = CONCRETE
  - C.L.P. = CONCRETE LIGHT POLE
  - D = DEED MEASUREMENT
  - E.S. = ELECTRIC SERVICE
  - ELEV. = ELEVATION
  - F.P.L. = FLORIDA POWER & LIGHT
  - G.V. = GATE VALVE
  - L.P. = LIGHT POLE
  - M = MEASURED
  - M.D.C.R. = MIAMI-DADE COUNTY RECORDS
  - M.H. = MANHOLE
  - NAVD = NORTH AMERICAN VERTICAL DATUM
  - NGVD = NATIONAL GEODETIC VERTICAL DATUM
  - O.R.B. = OFFICIAL RECORDS BOOK
  - P = PLAT MEASUREMENT
  - P.B. = PLAT BOOK
  - P.E. = POOL EQUIPMENT
  - P.B.C.R. = PALM BEACH COUNTY RECORDS
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - TYP. = TYPICAL
  - W.F. = WOOD FENCE
  - W.F.P. = WOOD FENCE POLE
  - A/C = AIR CONDITIONING UNIT
  - O/S = OFFSET
  - R/W = RIGHT-OF-WAY
  - ♿ = HANDICAPPED PARKING
  - ⚡ = FIRE HYDRANT
  - U.F. = UTILITY POLE
  - SPOT ELEVATION



**GENERAL NOTES:**

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REHEARD AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RUBBER SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NORTH AM. VALUES, OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) REFERENCE BENCHMARK: CITY OF FORT LAUDERDALE BENCHMARK, MANHOLE AT S.E. 4TH AVENUE AND S.E. 9TH STREET, ELEVATION = 4484.00(NGVD) / 4262.00(NAVD)
- 12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD '29 TO NAVD '83 USING CORRECTION 6.03.
- 13) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 88°39'20" EAST ALONG THE NORTH LINE OF LOTS 3, 4 AND 5, BLOCK 4, PLAT BOOK 15, PAGE 44, BROWARD COUNTY RECORDS.
- 14) BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 6 FEET AND FLOOD ZONE "AE" WITH A BASE FLOOD ELEVATION OF 6 FEET, AS SHOWN ON FIRM MAP 12001-03A1-N, BEARING A MORE EFFECTIVE DATE OF 08/18/14.
- 15) TREE DESCRIPTIONS SHOWN HEREON ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.
- 16) DATE FIELDWORK PERFORMED: 04/12/18 FIELD BOOK 501, PAGE 63 AND 66, PAGE 54
- 17) DRAWN BY: J.H.P. & Q.D. CHECKED BY: J.H.P.

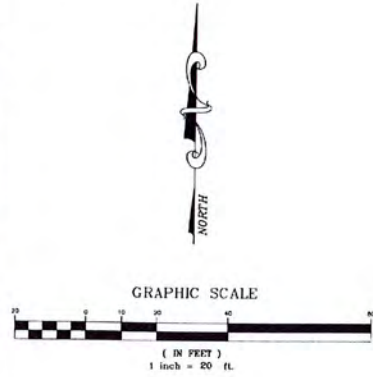
**CERTIFICATION:**  
 THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE, CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 6A-12.1, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

*(Signature)* 5/3/18  
 JASON H. PINNELL  
 PROFESSIONAL SURVEYOR & MAPPER  
 LICENSE NO. 5734 - STATE OF FLORIDA

**REVISIONS:**

REVISION	DATE	CHECKED BY

**PROJECT NAME: CAPITAL AMIREY NADLAN LLC JOB NO.: 18-0644**



**PINNELL SURVEY, INC.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE: (561)418-4940 FAX: (561)418-4941  
LICENSED BUSINESS #6657

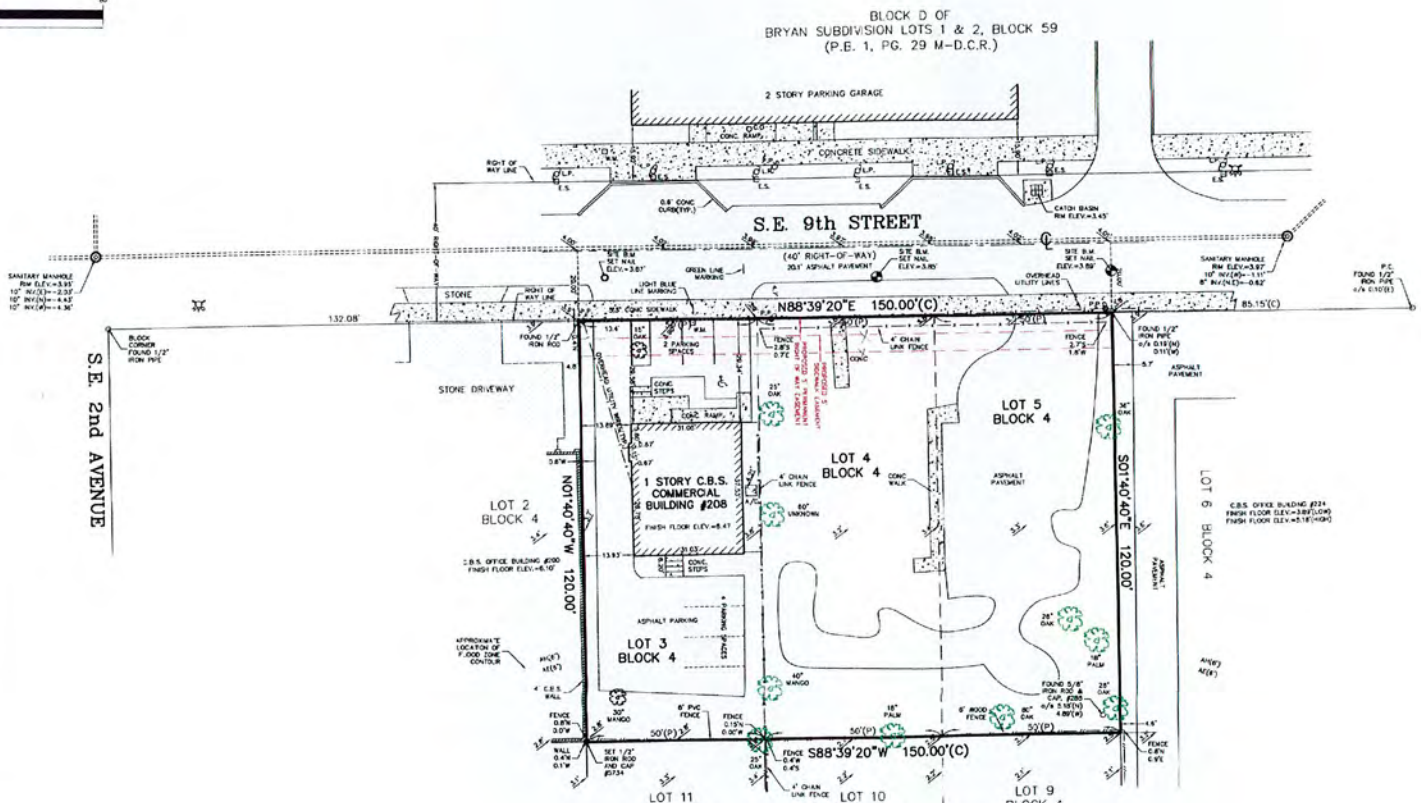
PROJECT ADDRESS: 208 & 210 S.E. 9th STREET  
FORT LAUDERDALE, FLORIDA 33316

**CERTIFY TO:**  
1. CAPITAL AMIREY NADLAN LLC, A FLORIDA LIMITED LIABILITY COMPANY  
2.  
3.  
4.

**LEGAL DESCRIPTION:**  
LOT 3, 4 AND 5, BLOCK 4 OF "TAMMUN RIVER PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ENCROACHMENT NOTES:**  
1. 6 FOOT WOOD FENCE CROSSES OVER THE SOUTHERLY AND EASTERLY PROPERTY LINES.  
2. 6 FOOT P.V.C. FENCE CROSSES OVER THE SOUTHERLY AND WESTERLY PROPERTY LINES.

- LEGEND:**
- B.M. = BENCHMARK
  - B.C.R. = BROWARD COUNTY RECORDS
  - C = CALCULATED MEASUREMENT
  - CL = CENTERLINE
  - CB = CHORD BEARING
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - CL.F. = CHAIN LINK FENCE
  - C.O. = CLEAN OUT
  - CONC. = CONCRETE
  - C.L.P. = CONCRETE LIGHT POLE
  - J. = JEEP MEASUREMENT
  - E.S. = ELECTRIC SERVICE
  - ELEV. = ELEVATION
  - F.P.L. = FLORIDA POWER & LIGHT
  - G.V. = GATE VALVE
  - L.P. = LIGHT POLE
  - M. = MEASURED
  - M-D.C.R. = MIAMI-DADE COUNTY RECORDS
  - M.H. = MANHOLE
  - NAVD. = NORTH AMERICAN VERTICAL DATUM
  - NGVD. = NATIONAL GEODETIC VERTICAL DATUM
  - O.R.S. = OFFICIAL RECORDS BOOK
  - P. = PLAT MEASUREMENT
  - P.B. = PLAT BOOK
  - P.E. = POOL EQUIPMENT
  - P.B.C.R. = PALM BEACH COUNTY RECORDS
  - P.O.B. = POINT OF BEGINNING
  - F.O.C. = POINT OF COMMENCEMENT
  - T.P. = TYPICAL
  - W.F. = WOOD FENCE
  - M.P.P. = WOOD POWER POLE
  - A/C = AIR CONDITIONING UNIT
  - O/A = OFFSET
  - R/W = RIGHT-OF-WAY
  - U.P. = UNDEVELOPED PARKING
  - H.R. = FIRE HYDRANT
  - J.P. = JETTY POLE
  - S.E. = SPOT ELEVATION



**GENERAL NOTES:**

- 1) TYPE OF SURVEY: BOUNDARY
- 2) IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- 3) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NAVD 83, UNLESS OTHERWISE NOTED.
- 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- 9) THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- 11) REFERENCE BENCHMARK: CITY OF FORT LAUDERDALE BENCHMARK, MANHOLE AT S.E. 4th AVENUE AND S.E. 9th STREET, ELEVATION = 4.662(NGVD 29) / 3.662(NAVD 83)
- 12) REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 29 TO NAVD 83 USING CORRECTION 8.03.
- 13) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 88°39'20" EAST ALONG THE NORTH LINE OF LOTS 3, 4 AND 5, BLOCK 4, PLAT BOOK 15, PAGE 44, BROWARD COUNTY RECORDS.
- 14) BY GRAPHIC PLATING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "AH" WITH A BASE FLOOD ELEVATION OF 6 FEET AND FLOOD ZONE "AC" WITH A BASE FLOOD ELEVATION OF 6 FEET, AS SHOWN ON F.R.M. MAP 12201-0507-N, BEARING A MAP EFFECTIVE DATE OF 08/18/14.
- 15) TREE DESCRIPTIONS SHOWN HEREON ARE GENERAL IN NATURE AND SHOULD BE VERIFIED.
- 16) DATE FIELDWORK PERFORMED: 04/27/18 (FIELD BOOK 551, PAGE 83 AND 568, PAGE 54)
- 17) DRAWN BY: J.H.P. & G.D. CHECKED BY: J.H.P.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 3-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

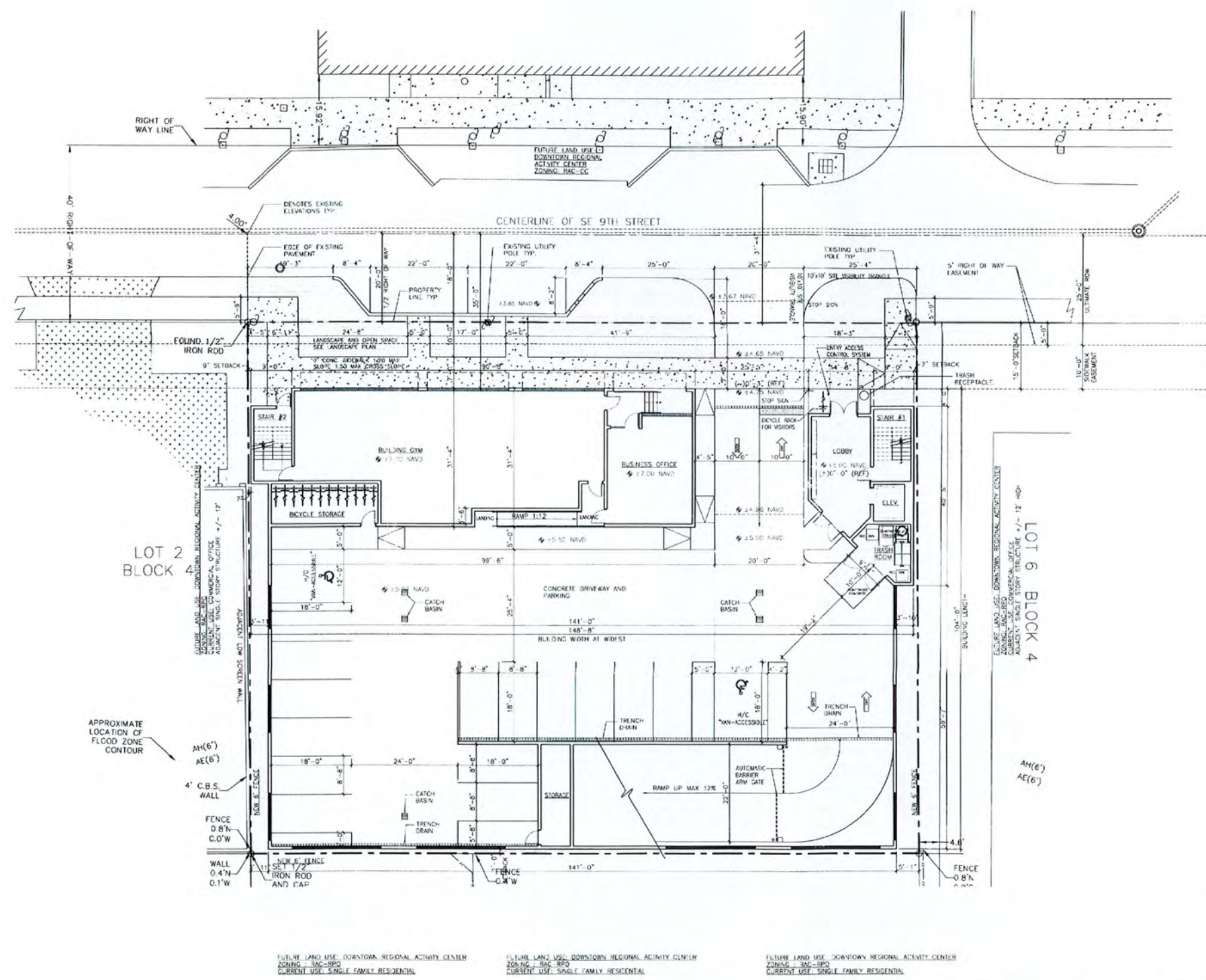
*J.H.P.* 11/2/18

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NO. 5754 - STATE OF FLORIDA

**REVISIONS:**

REVISION	DATE	CHECKED BY
UPDATE SURVEY WITH FULL RIGHT OF WAY AND PROPOSED EASEMENT (18-1385)	07/26/18	J.P.
ADD ADJACENT BUILDING FINISH FLOOR ELEVATIONS	10/12/18	J.P.

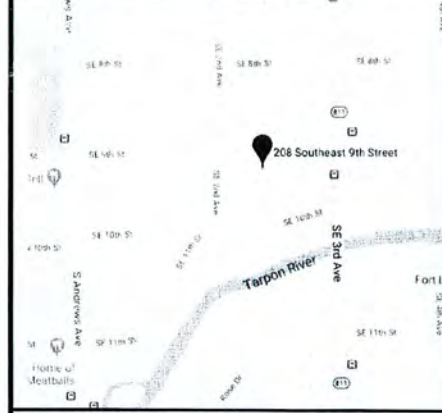
PROJECT NAME: CAPITAL AMIREY NADLAN LLC JOB NO.: 18-0644



**SITE PLAN/ BUILDING DATA**

PROJECT DESCRIPTION	MIXED USE
USE GROUP	(RESIDENTIAL, BUSINESS, OFFICE AND PARKING)
CONSTRUCTION CLASSIFICATION	TYPE 4 B - SPRINKLERED
CURRENT USE OF PROPERTY	OFFICE USE AND VACANT
LAND USE DESIGNATION	DOWNTOWN REGIONAL ACTIVITY CENTER
ZONING DESIGNATION	RAC - RPO
METER/WASTEWATER SERVICE PROVIDER	CITY OF FT. LAUDERDALE MUNICIPAL SERVICE
SITE AREA	18,000 SQUARE FEET = .413 ACRES
BUILDING FOOTPRINT	14,816 SF
NUMBER OF UNITS	(18) x 844SF 2BR = 13,504 NET (25) x 562SF 1BR = 14,075 NET
RESIDENTIAL	27,579 SF NET
DRIVEWAY, RAMP, PARKING	28,360.75 SF NET
POOL, POOL DECK	5,352 SF NET
GYM	17,622 SF NET
BUILDING OFFICE	440 SF NET
BUSINESS CENTER	892 SF NET
LOBBY, CORRIDORS, STAIRS, STORAGE & OTHERS	13,540.95 SF
TOTAL GROSS AREA	77,926.70 SF GROSS
LOT STANDARDS	MIN MAX BROOKED
LOT WIDTH	100' 150'
LOT COVERAGE	85%(15,300sf) 14,841 SF
FLOOR AREA RATIO (FAR)	4.33
PREVIOUS AREA	1,788 SF
IMPERVIOUS AREA	16,232 SF
OPEN SPACE	8,511 SF (3,159 GRADE + 5,352 POOL DECK)
VEHICULAR USE AREA	28,360.75
LINEAR FEET OF SIDEWALK	150'
HEIGHT (ABOVE GRADE)	55'-150''** 87'-5"
NUMBER OF STORES	6
BUILDING LENGTH	148'-8"
FRONT SETBACK	30' CL ROW
SEE (EAST) SETBACK	7' / 5'-1"
SEE (WEST) SETBACK	9' / 3'-11"
REAR	0'
PARKING	
PARKING REQUIRED	50 TOTAL PARKING REQUIRED
	41 TOTAL RESIDENTIAL UNITS x 1.2 PARKING = 49.2 = 50 TOTAL
	LOADING ZONE NOT APPLICABLE
PARKING PROVIDED	50 TOTAL SPACES PROVIDED
	48 STANDARD (8'-5"x18'-0")
	2 HANDICAP VAN-ACCESSIBLE (12'-0"x18'-0")
PARKING GARAGE	GROUND LEVEL 16
	SECOND LEVEL 15
	THIRD LEVEL 16
ON STREET PARKING	2 (PARALLEL ADDITIONAL PARKING)

**LOCATION MAP**



**LEGAL DESCRIPTION**

LOTS 3, 4 AND 5, BLOCK 4 OF "TARPON RIVER PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CODE INFORMATION**

THE PROJECT IS DESIGNED TO BE IN CONFORMANCE WITH THE FOLLOWING APPLICABLE CODES:

- 2017 FLORIDA BUILDING CODE (BUILDING)
- 2017 FLORIDA BUILDING CODE (ACCESSIBILITY)
- 2017 FLORIDA BUILDING CODE - EXISTING (CHAPTER 7 ALTERATIONS LEVEL 2)
- 2017 FLORIDA PLUMBING CODE (F.P.C.)
- 2017 FLORIDA MECHANICAL CODE (F.M.C.)
- 2014 STANDARD NATIONAL ELECTRICAL CODE (N.E.C.)
- FLORIDA FIRE PREVENTION CODE, FIFTH EDITION/NFPA 1 FIRE CODE 2012 EDITION/NFPA 101, LIFE SAFETY CODE 2015 EDITION
- CODE OF ORDINANCES - CITY OF FORT LAUDERDALE, FL

**REVISIONS**

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**LOT 6 BLOCK 4**  
**208 SE 9th STREET**  
**FORT LAUDERDALE, FL 33316**

1600 SOUTH OXIE HWY, SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE 561-381-0881 FAX 561-381-0055  
 EMAIL: mail@rwb-arch.com

**RWB**  
**Linaires**  
 ARCHITECTURE

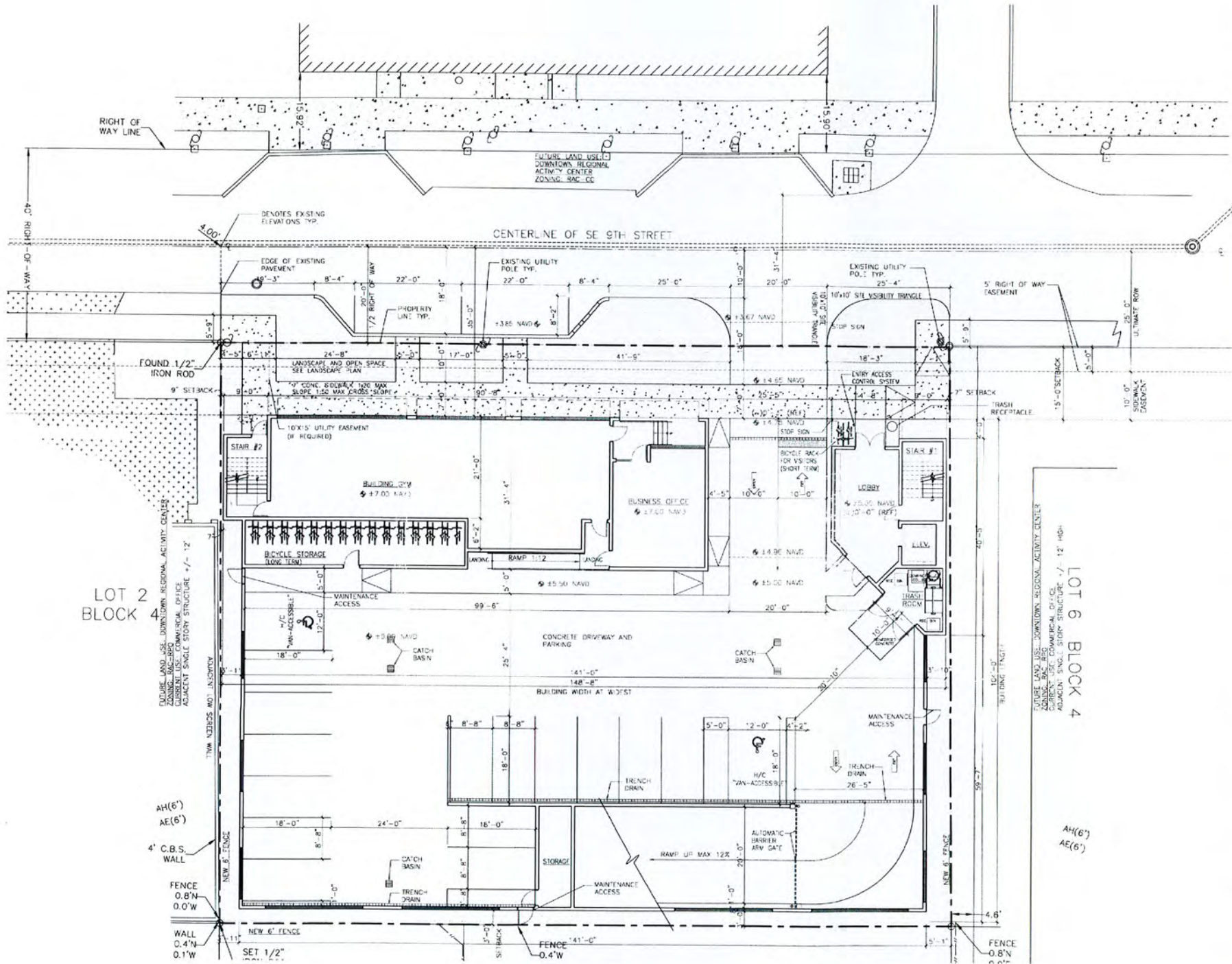
PROJECT # 17400

DATE: DECEMBER 11, 2017

SHEET #

**SP-1**





FUTURE LAND USE: DOWNTOWN REGIONAL ACTIVITY CENTER  
 ZONING: RAC-RPO  
 CURRENT USE: SINGLE FAMILY RESIDENTIAL



### SITE PLAN/ BUILDING DATA

PROJECT DESCRIPTION	MIXED USE
USE GROUP	RESIDENTIAL, COMMERCIAL, OFFICE AND PARKING
CONSTRUCTION CLASSIFICATION	TYPE II B - SPRINKLERED
CURRENT USE OF PROPERTY AND USE DESIGNATION	OFFICE USE AND VACANT DOWNTOWN REGIONAL ACTIVITY CENTER
ZONING DESIGNATION	RAC - RPO
WATER/WASTEWATER SERVICE PROVIDER	CITY OF FT. LAUDERDALE MUNICIPAL SERVICE
STI AREA	18,000 SQUARE FEET = 413 ACRES
BUILDING FOOTPRINT	14,876 SF
NUMBER OF UNITS	41
	(16) x 844SF 2BR = 13,504 NET
	(25) x 565SF 1BR = 14,075 NET
RESIDENTIAL DECK/PORCH, PARKING POOL, POOL DECK	27,579 SF NET
GYM	28,360.75 SF NET
BUILDING OFFICE	5,352 SF NET
BUSINESS CENTER	440 SF NET
DRIBES, CLOSETS, STAIRS, STORING & OTHERS	892 SF NET
TOTAL GROSS AREA	77,926.70 SF GROSS
LOT STANDARDS	MIN 100' MAX 150'
LOT WIDTH	100'
LOT COVERAGE	80% (15,000 SF) 14,841 SF
FLOOR AREA RATIO (FAR)	4.33
PURPOSED AREA	1,768 SF
INTERVIOUS AREA	16,232 SF
OPEN SPACE	8,511 SF (3,159 SHADE-5,352 POOL DECK)
VEHICULAR USE AREA	28,360.75
NEAR FEET OF SIDEWALK	159
HEIGHT (ABOVE GRADE)	55'-150''
NUMBER OF STORIES	6
BUILDING LENGTH	148'-8"
FRONT SETBACK	35' CL ROW
SIDE EAST SETBACK	7' / 3'-11"
SIDE WEST SETBACK	9' / 3'-11"
REAR	3'
PARKING	
PARKING REQUIRED	50 TOTAL PARKING REQUIRED
	41 TOTAL RESIDENTIAL UNITS x 1.2 PARKING = 49.2 = 50 TOTAL
	LOADING ZONE NOT APPLICABLE
PARKING PROVIDED	48 STANDARD (8'-6" x 18'-0")
	2 VAN-ACCESSIBLE (12'-0" x 18'-0")
PARKING GARAGE	GROUND LEVEL : 18
	SECOND LEVEL : 15
	THIRD LEVEL : 9
ON-STREET PARKING	2 (PARALLEL ADDITIONAL PARKING)
BIKE PARKING	57 BEDROOMS TOTAL x 0.5 = 28 LONG TERM PARKING REQUIRED
	42 = 3 SHORT TERM PARKING REQUIRED
	28 LONG TERM AND 3 SHORT TERM BIKE PARKING PROVIDED

### LOCATION MAP



### LEGAL DESCRIPTION

LOTS 3, 4 AND 5, BLOCK 4 OF 'TAMPON RIVER PARK', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### CODE INFORMATION

- 2017 FLORIDA BUILDING CODE (BUILDING)
- 2017 FLORIDA BUILDING CODE (ACCESSIBILITY)
- 2017 FLORIDA BUILDING CODE - EXISTING (CHAPTER 7 ALTERATIONS LEVEL 2)
- 2017 FLORIDA FLOODING CODE (F.F.C.)
- 2017 FLORIDA MECHANICAL CODE (F.M.C.)
- 2014 STANDARD NATIONAL ELECTRICAL CODE (N.E.C.)
- FLORIDA FIRE PREVENTION CODE - 7TH EDITION/NFPA 1 FIRE CODE
- 2012 EDITION/NFPA 101, LIFE SAFETY CODE 2015 EDITION
- CODE OF ORDINANCES - CITY OF FORT LAUDERDALE, FL

### REVISIONS

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**TOWN**  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

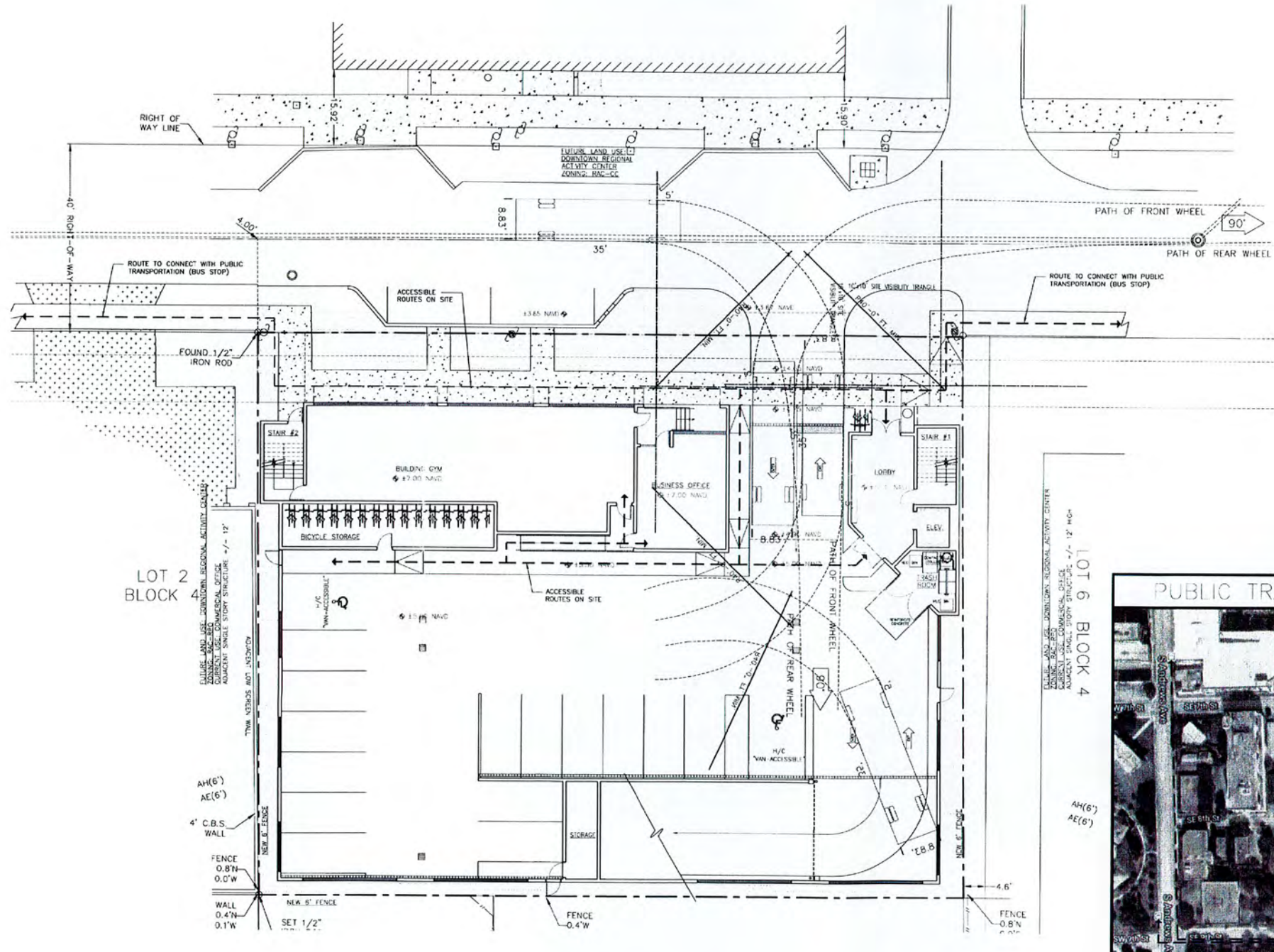
1620 SOUTHWEST 11TH AVENUE, SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE 561-381-0881 FAX 561-381-0885  
 EMAIL info@rwblines.com



PROJECT # 2768  
 DATE DECEMBER 2017  
 SHEET #

SP-1





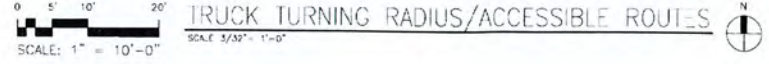
LOT 2  
BLOCK 4

LOT 6  
BLOCK 4

FUTURE LAND USE: DOWNTOWN REGIONAL ACTIVITY CENTER  
ZONING: RAC-300  
CURRENT USE: SINGLE FAMILY RESIDENTIAL

FUTURE LAND USE: DOWNTOWN REGIONAL ACTIVITY CENTER  
ZONING: RAC-300  
CURRENT USE: SINGLE FAMILY RESIDENTIAL

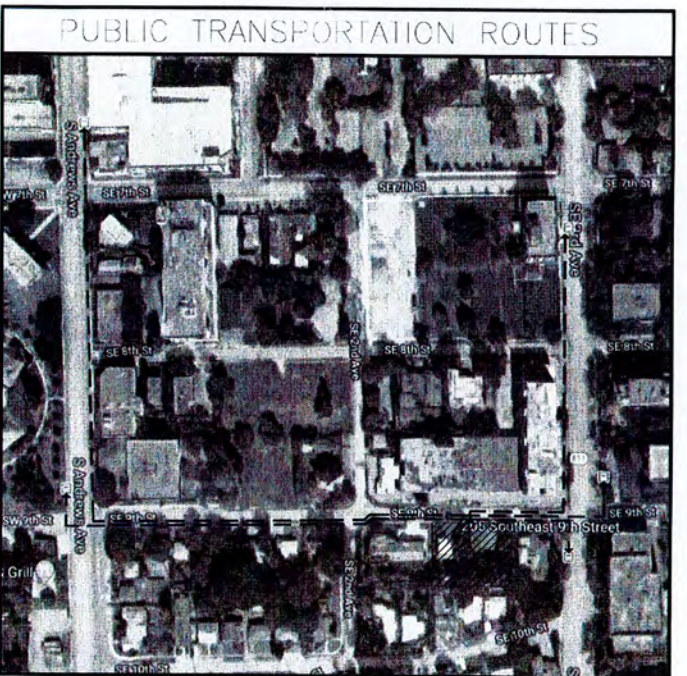
FUTURE LAND USE: DOWNTOWN REGIONAL ACTIVITY CENTER  
ZONING: RAC-300  
CURRENT USE: SINGLE FAMILY RESIDENTIAL



REVISIONS

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TOWN  
208 SE 9th STREET  
FORT LAUDERDALE, FL 33316



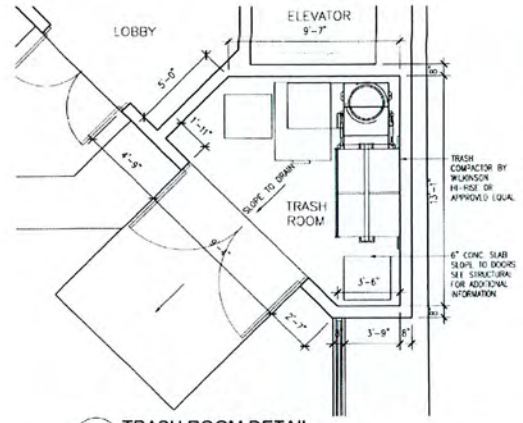
1600 SANTI SPIRITO HWY SUITE 400  
BOCA RATON, FLORIDA 33432  
PHONE: 561-381-0881 FAX: 561-381-0965  
EMAIL: info@rwb.com



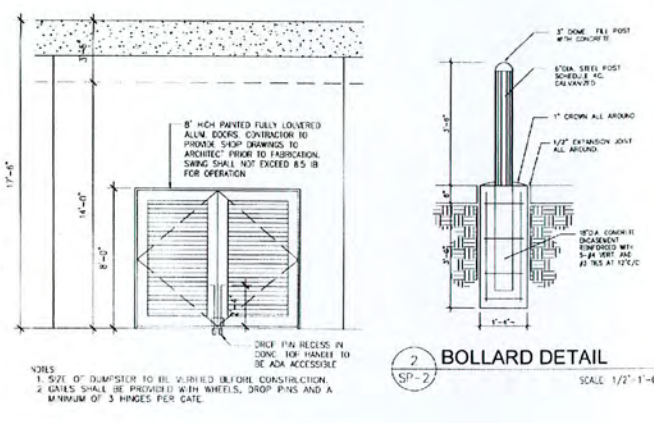
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DATE: 03/14/2017  
SHEET:

SP-1.1

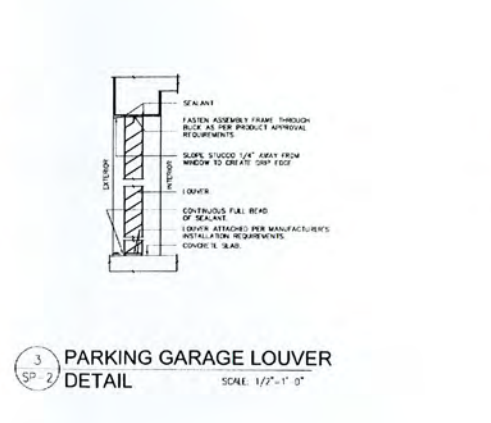




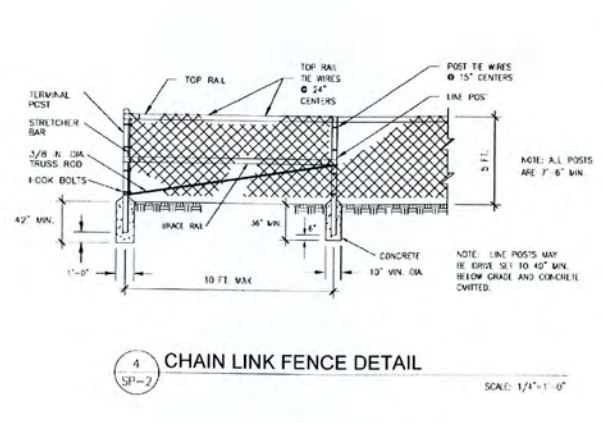
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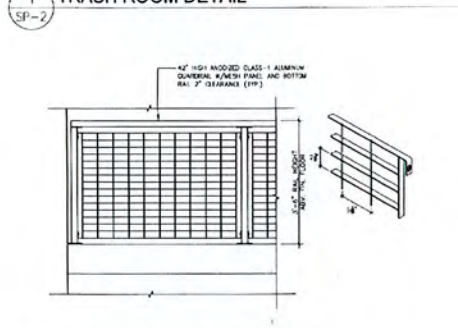
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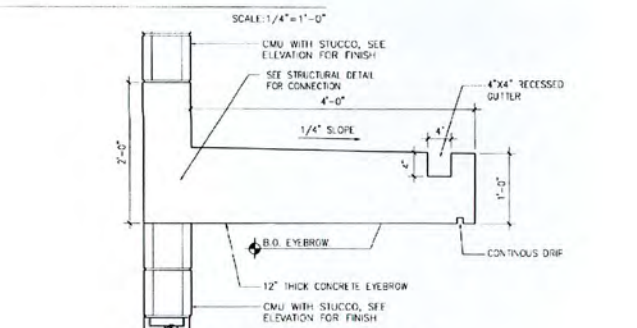
3 PARKING GARAGE LOUVER DETAIL  
SCALE: 1/2" = 1'-0"



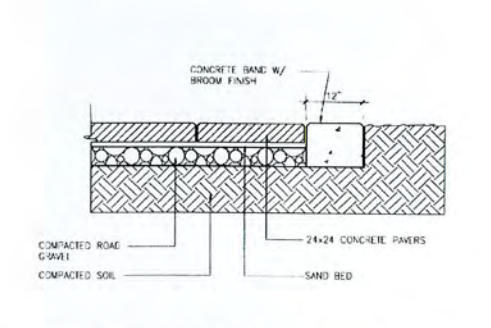
4 CHAIN LINK FENCE DETAIL  
SCALE: 1/4" = 1'-0"



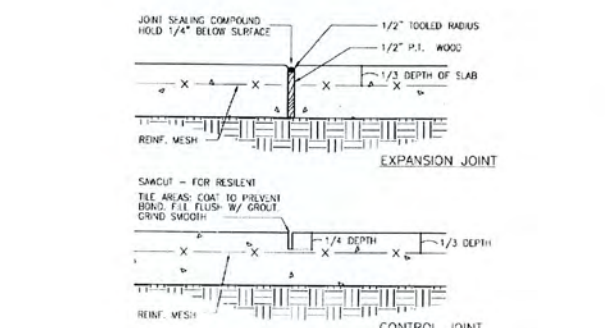
5 GUARDRAIL DETAIL  
SCALE: 1/2" = 1'-0"



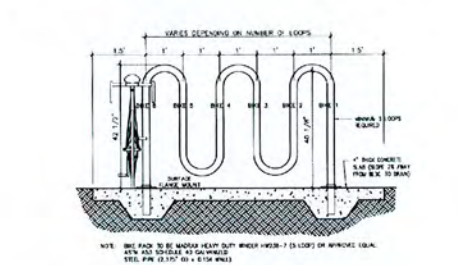
6 CONCRETE EYEBROW DETAIL  
SCALE: 1" = 1'-0"



7 CONCRETE BAND & PAVERS DETAIL  
SCALE: 3/4" = 1'-0"



8 CONCRETE SLAB DETAIL  
SCALE: 1/2" = 1'-0"



9 BIKE RACK DETAIL  
SCALE: 1/2" = 1'-0"



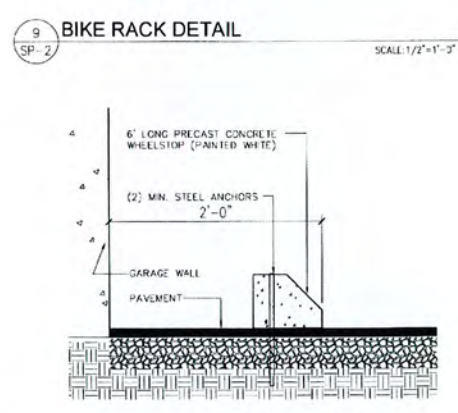
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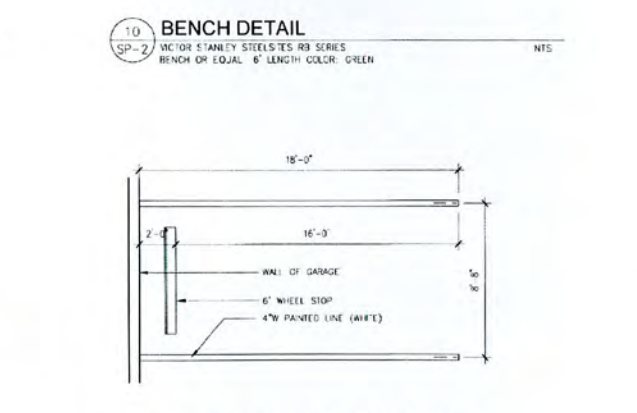
11 RECEPTACLES DETAIL  
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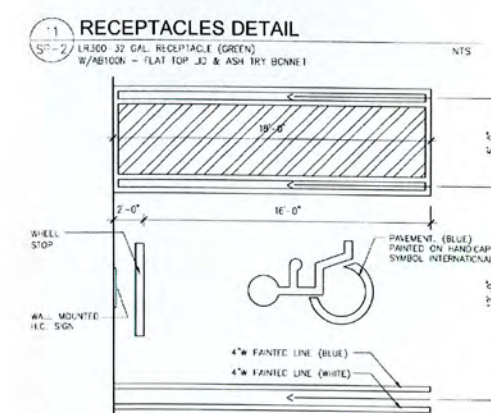
12 NOT USE  
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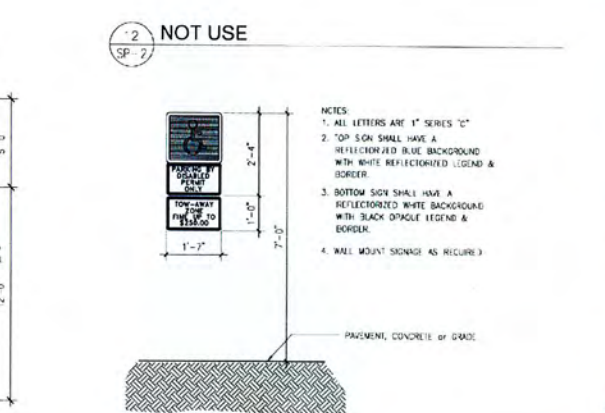
13 CONCRETE WHEELSTOP DETAIL  
SCALE: 1 1/2" = 1'-0"



14 TYPICAL PARKING STALL DETAIL  
SCALE: 1/4" = 1'-0"



15 TYPICAL HC PARKING STALL DETAIL  
SCALE: 1/4" = 1'-0"



16 HANDICAP SIGN  
SCALE: 1/2" = 1'-0"

REVISIONS	
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TOWN  
208 SE 9th STREET  
FORT LAUDERDALE, FL 33316

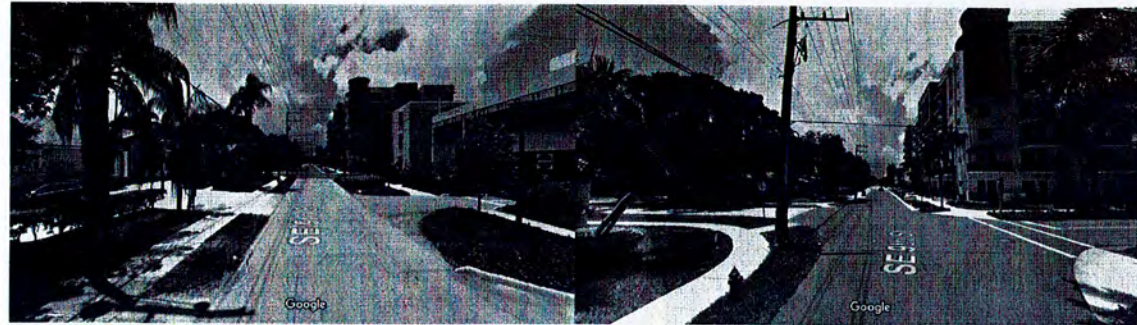
1000 SOUTH DIXIE HWY. SUITE 400  
BOCA RATON, FLORIDA 33402  
PHONE: 561-381-0081 FAX: 561-381-0080  
EMAIL: mail@rwb-arch.com

RWB  
Limages  
ARCHITECTURE

PROJECT: 17-001  
DATE: DECEMBER 11, 2017  
SHEET: SP-2

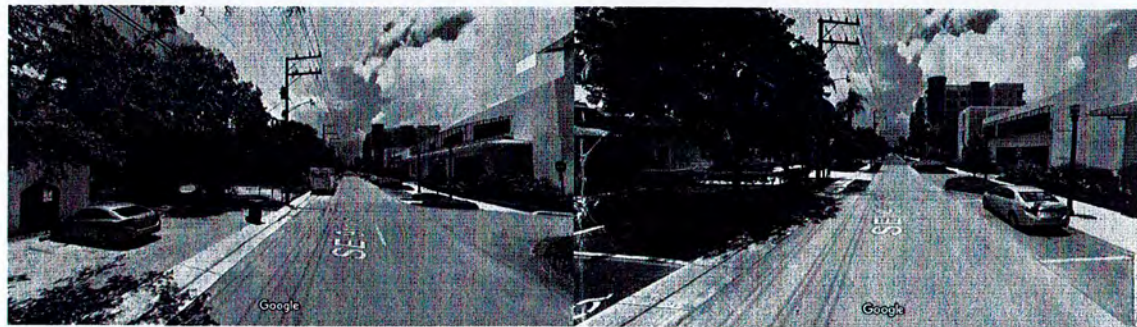






5 WEST SE 9TH STREET

6 WEST SE 9TH STREET



3 WEST SE 9TH STREET

4 WEST SE 9TH STREET



1 NORTH VIEW SE 3RD AVE

2 WEST SE 9TH STREET



AERIAL PHOTO

REVISIONS	
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ALL DIMENSIONS ARE IN FEET AND INCHES. THE PLAN SHALL BE CONSIDERED AS THE BASIS FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



i TOWN  
208 SE 9th STREET  
FORT LAUDERDALE, FL 33316



1600 SOUTH DIXIE HWY, SUITE 400  
BOCA RATON, FLORIDA 33432  
PHONE 561-381-0881 FAX 561-381-9050  
EMAIL: info@rwb.com

**RWB**  
*Linaires*  
ARCHITECTURE

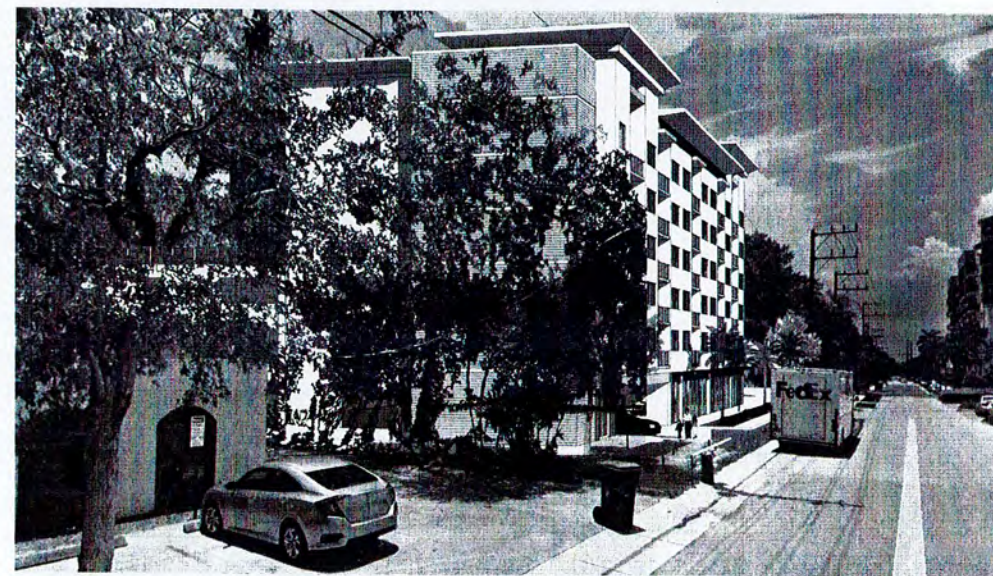
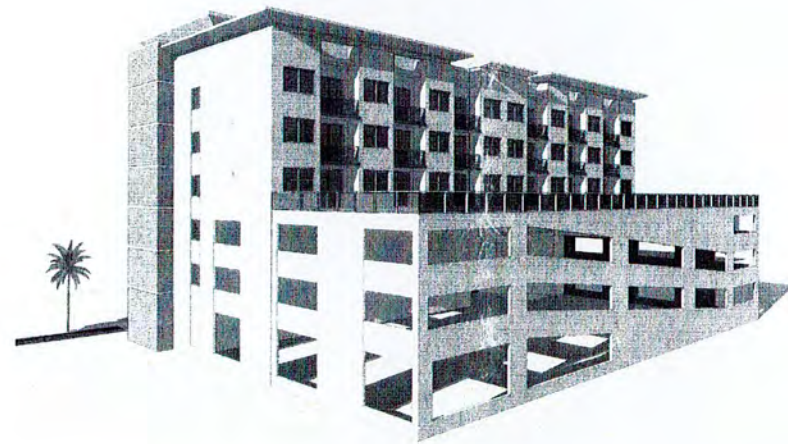
PROJECT: 27-08

DATE: DECEMBER 11, 2012

SHEET:

SP-4





REVISIONS

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ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED BELOW. THE REVISIONS LISTED BELOW SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED BELOW. THE REVISIONS LISTED BELOW SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS LISTED BELOW.

**i TOWN**  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

1600 SOUTH DIXIE HWY SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE 561-391-0881 FAX 561-391-0855  
 EMAIL [info@rwb.com](mailto:info@rwb.com)

**RWB**  
*Linars*  
 ARCHITECTURE

PROJECT - 1010  
 DATE - DECEMBER 2011  
 SHEET -  
**SP-5**



THE SCOPE OF WORK IS PHOTOMETRIC CALCULATIONS FOR FRONT WALKWAY LIGHTING ONLY. BUILDING AND GARAGE LIGHTING ARE UNDER SEPARATE PERMITS.

**Luminaire Schedule**

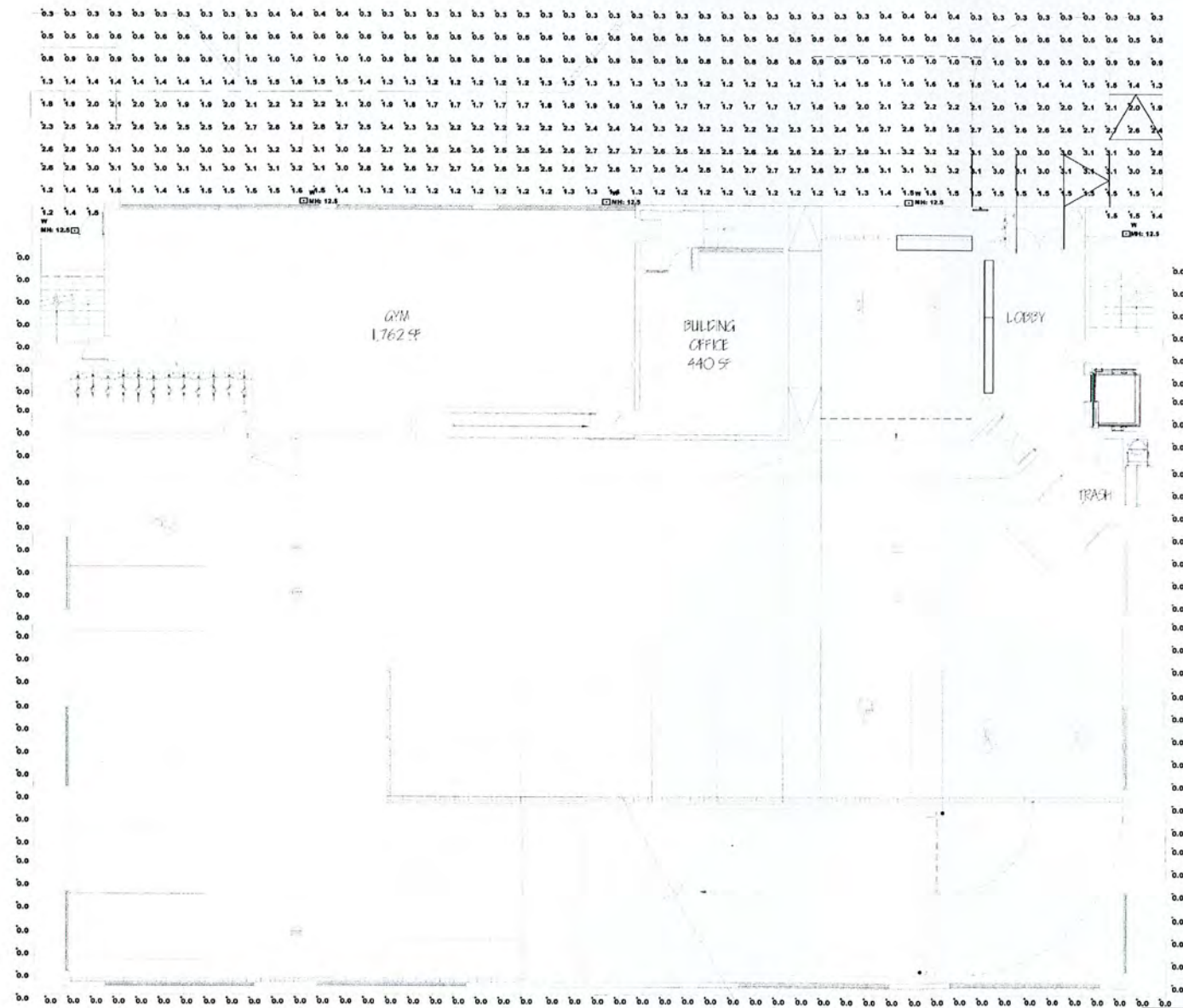
Project: iTOWN - WALKWAY - FORT LAUDERDALE, FL

Symbol	Qty	Label	Manufacturer	Description	Luminaire Lumens, LLF	Luminaire Watts
1	5	W	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLD-11-30LED-350mA-WW RZR-12" 6" WALL MOUNT A.F.F.	2042	0.855 21.4

**Calculation Summary**

Project: iTOWN - WALKWAY - FORT LAUDERDALE, FL

Label	CalcType	Units	Arg	Max	Min	Arg/Mile	Max/Mile
BEYOND WALKWAY	Illuminance	Fc	1.45	3.2	0.3	4.97	10.87
WALKWAY	Illuminance	Fc	2.11	3.2	1.2	1.78	2.87



PHOTOMETRIC SITE PLAN  
SCALE: 1/8" = 1'-0"

PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND INFORM THE ARCHITECT AND THE ENGINEER OF ANY DISCREPANCY BETWEEN THESE DOCUMENTS AND THE EXISTING CONDITIONS AND SHALL INCLUDE IN THE BID TO CORRECT THE SAME AS DIRECTED. THE ENGINEER AND THE ARCHITECT, ARE NOT RESPONSIBLE FOR ANY ADDITIONAL COSTS RESULTING FROM VERIFYABLE EXISTING CONDITIONS DISCOVERED AFTER CONTRACT HAS BEEN AWARDED. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER OF RECORD. ALL CHANGES SHALL BE SUBMITTED FOR REVIEW PRIOR TO INSTALLATION. NOT FOR BID BIRTH PERMIT HAS BEEN ISSUED.

**SOLID STATE AREA LIGHTING**

**RAZAR WALLMOUNT-LED SPECIFICATIONS**

**OPTIONAL MOUNTING:** RZR-WM1, RZR-WM2, RZR-WM3

**LED DRIVER:** Constant current electronic with power factor of > 0.90 and maximum operating temperature of 100°C (212°F). Driver is housed in a 100mm x 70mm x 25mm aluminum enclosure. It is designed to operate at 120V AC and is compatible with 50/60Hz power. It is designed to operate at 120V AC and is compatible with 50/60Hz power. It is designed to operate at 120V AC and is compatible with 50/60Hz power.

**LED OPTICS:** High output LED is pre-tilted with beam currents ranging from 100mA to 1000mA. LED is pre-tilted with beam currents ranging from 100mA to 1000mA. LED is pre-tilted with beam currents ranging from 100mA to 1000mA.

**WALL MOUNTING:** RZR-WM1, RZR-WM2, RZR-WM3

U.S. Architectural Lighting | U.S. ARCHITECTURAL LIGHTING

**RAZAR WALLMOUNT SERIES-LED SPECIFICATIONS**

**EMERGENCY OPTION:** RZR-WM1-LED-EPA-12, RZR-WM2-LED-EPA-12, RZR-WM3-LED-EPA-12

**WALL MOUNTING:** RZR-WM1, RZR-WM2, RZR-WM3

**MAX INPUT WATTAGE:** RZR-WM1-LED-EPA-12: 20.4W, RZR-WM2-LED-EPA-12: 20.4W, RZR-WM3-LED-EPA-12: 20.4W

**SPECIFY ORDERING INFORMATION:**

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
RZR-WM1	PLD-11-30LED	NO LED, DIMMABLE, COLOR TEMP: 3000K	120V	BLACK	EMERGENCY BACKUP 1 (EBC1), EMERGENCY BACKUP 2 (EBC2), EMERGENCY BACKUP 3 (EBC3)

U.S. Architectural Lighting | U.S. ARCHITECTURAL LIGHTING

**REVISIONS**

NO.	DATE	DESCRIPTION
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**iTOWN**  
208 SE 9th STREET  
FORT LAUDERDALE, FL 33316

1600 SOUTH OAKLE HWY, SUITE 400  
BOX A RAYON, FLORIDA 33442  
PHONE: 561-981-0981 FAX: 561-981-0981  
EMAIL: info@rwbarch.com

**RWB**  
Linaires  
ARCHITECTURE

PROJECT: 17006  
DATE: DECEMBER 12, 2014  
SHEET: 1

**PH1.1**

CA. LIC. No. 31328

**Associated Professional Design**  
Consulting Engineers

3000 N. SPANISH PALM BLVD. SUITE 200, BOCA RATON, FLORIDA 33434  
PHONE: 561-981-0981 | INFO@APD-ENGINEERS.COM  
WWW.APD-ENG.COM | FLORIDA LICENSE NO. 55589

A42600040

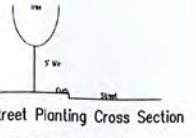


Code	Drought	QTY	Botanical Name / Common Name	Specifications	Soil Tolerance	Light Requirements
OK	V	25	Corypha allis / Palm Fan	888 Field Grow, 8 GA, 5' OC	Very Tolerant	Part Sun to Full Sun
UF	V	1	Ligustrum lucidum / White Grape Hyacinth	888 Field Grow, 10-12 GA	Very Tolerant	Full Sun
U	V	5	Ligustrum japonicum / White Ligustrum	888 Field Grow, 8-10 GA	Very Tolerant	Part Sun to Full Sun
<b>ACCENTS / SHRUBS / GROUND COVERS</b>						
CC	V	200	Tetradlea parviflora / Blue Star	1 Gal, 12" OC	Very Tolerant	Part Sun to Full Sun
AC	(X)	175	Red waxworts / Dwarf Red	3 Gal, 2 1/2" OC, 2 1/2" OC	Very Tolerant	Part Sun to Full Sun
AC	(X)	180	Additional variety / Dwarf Purple	3 Gal, 2 1/2" OC, 2 1/2" OC	Very Tolerant	Part Sun to Full Sun
PS	V	25	Phlox shrubs / Florida	3 Gal, 2 1/2" OC, 2 1/2" OC	Very Tolerant	Part Sun to Full Sun
MS	V	400	White entolasia / Aster Snow	1 Gal, 12" OC, 12" OC	Very Tolerant	Part Sun to Full Sun
MS	V		St. Augustine Sod			

All areas shown for plant material on the site are to be considered minimum. All plant material must meet or exceed Florida minimum requirements for both height and spread. Any other requirements for specific plants or other material in the project will also be required for final acceptance.

All plant material furnished by the contractor shall be Florida Grown or better as established by Florida Statutes for Florida Nursery Plants and shall be standard to Florida Nursery Practices. All material shall be installed as per CS specifications.

All plant material shall be installed by the contractor. It is the contractor's responsibility to ensure that all plants are installed in the proper location and depth. The contractor shall be responsible for all plant material installed on the site. The contractor shall be responsible for all plant material installed on the site. The contractor shall be responsible for all plant material installed on the site.



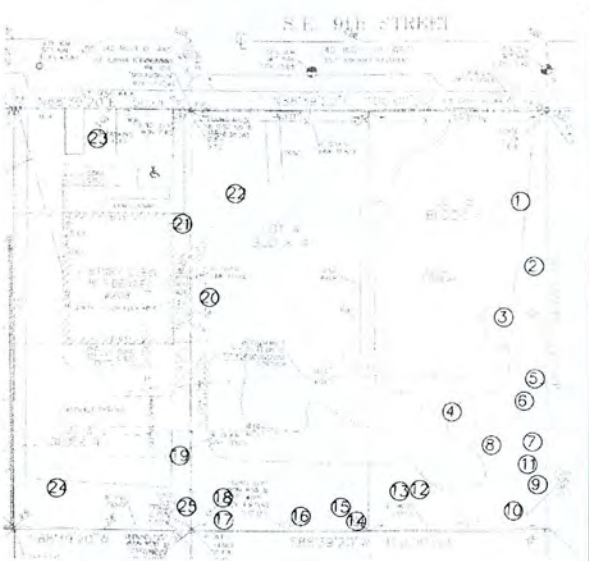
**LANDSCAPE CODES**  
CITY OF FORT LAUDERDALE - RAC

**REQUIRED**  
Perimeter Landscape  
One 12" street tree per 20 linear feet of street frontage

**PROPOSED**  
8 Trees (150 Linear Feet / 20 = 8 Trees Required)

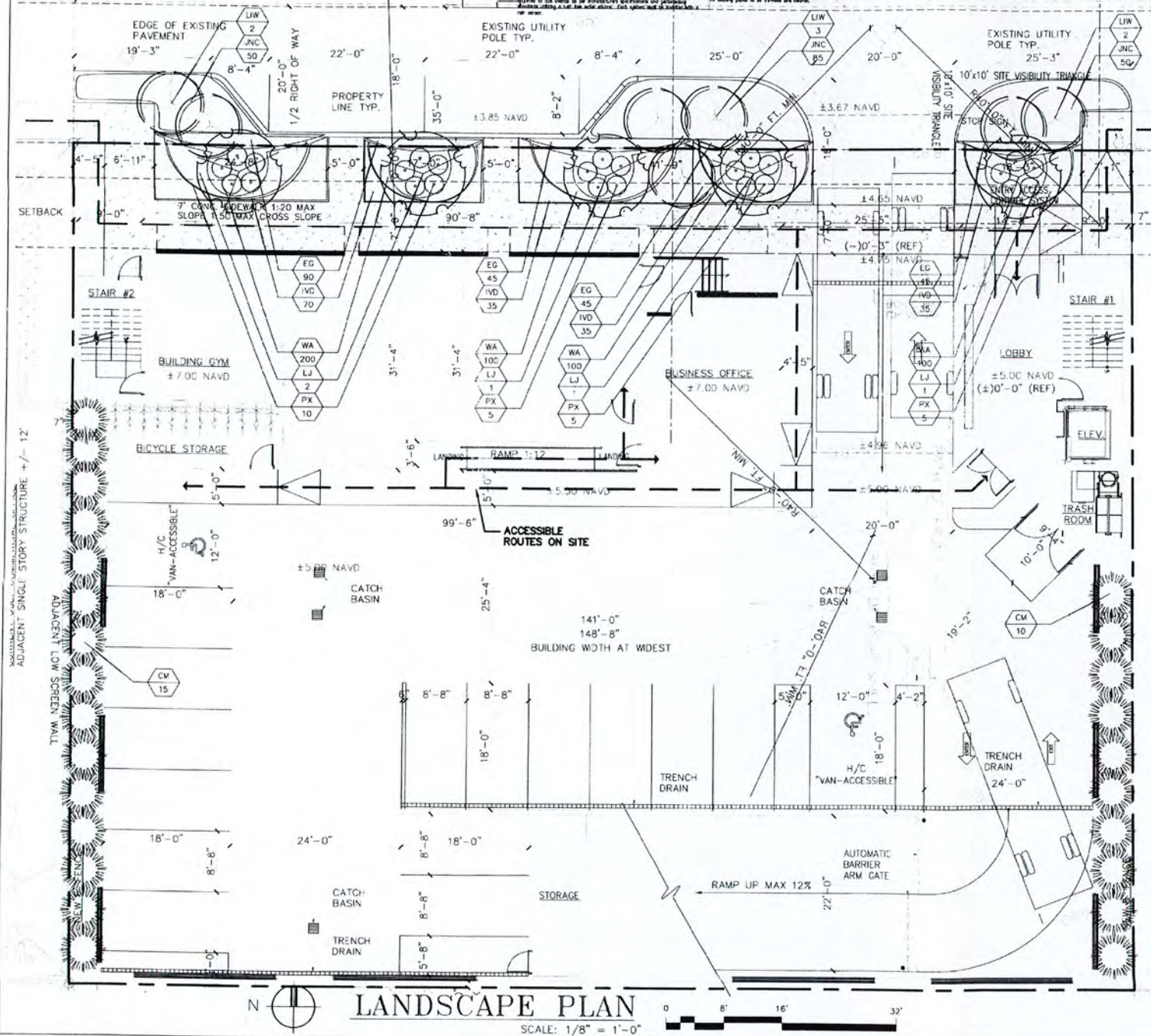
**Open Space**  
One tree for each 1,000 SF of net lot area  
12 shrubs for each 1,000 SF of net lot area

**4 Trees (1,150 SF Open Space / 1,000 sf = 4 Trees)**  
**365 Shrubs (3,150 SF Open Space / 1,000 sf = 365 shrubs)**

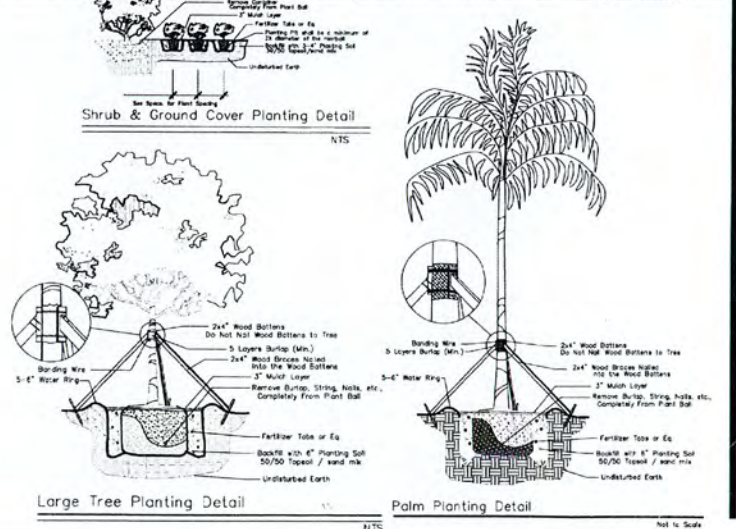


**EXISTING LANDSCAPE PLAN**  
SCALE: NTS

Tree #	Scientific name	Common Name	DBH"	Height ft. ga	Condition	Class	Amount	Remove
1	<i>Ptychosperma elegans</i>	Alexander palm		12	20		\$180.00	x
2	<i>Sabal palmetto</i>	Sabal palm		9	80		\$180.00	x
3	<i>Sabal palmetto</i>	Sabal palm		9	80		\$180.00	x
4	<i>Ficus aurea</i>	Strangler fig	24-5	10		A	\$191.75	x
5	<i>Sabal palmetto</i>	Sabal palm		12	80		\$180.00	x
6	<i>Sabal palmetto</i>	Sabal palm		30	80		\$180.00	x
7	<i>Sabal palmetto</i>	Sabal palm		12	80		\$180.00	x
8	<i>Roystonea regia</i>	Royal palm		40	70		\$1,200.00	x
9	<i>Adonia merillii</i>	Christmas palm		11	80		\$180.00	x
10	<i>Quercus virginiana</i>	Live oak		30	40	A	\$780.00	x
11	<i>Albizia lebeck</i>	Albizia		11.5	30	F	\$0.00	x
12	<i>Ficus aurea</i>	Strangler fig		40		A	\$520.00	x
13	<i>Sabal palmetto</i>	Sabal palm		11	70		\$180.00	x
14	<i>Roystonea regia</i>	Royal palm		30	80		\$900.00	x
15	<i>Bischofia javanica</i>	Bischofia		11.5	40	F	\$0.00	x
16	<i>Roystonea regia</i>	Royal palm		9 & 18	40		\$810.00	x
17	<i>Sabal palmetto</i>	Sabal palm		22	70		\$180.00	x
18	<i>Quercus laurifolia</i>	Laurel oak		30	30	B	\$468.00	x
19	<i>Mangifera indica</i>	Mango		11	50	C	\$214.50	x
20	<i>Ficus aurea</i>	Strangler fig		46	30	A	\$897.00	x
21	<i>Sabal palmetto</i>	Sabal palm		17	70		\$180.00	x
22	<i>Quercus virginiana</i>	Live oak		29	50	A	\$942.50	x
23	<i>Sweetenia mahagoni</i>	Mahogany		17.5	30	A	\$341.25	x
24	<i>Mangifera indica</i>	Mango		31	40	C	\$483.60	x
25	<i>Ficus aurea</i>	Strangler fig		24	20	A	\$312.00	x
							<b>\$9,860.60</b>	



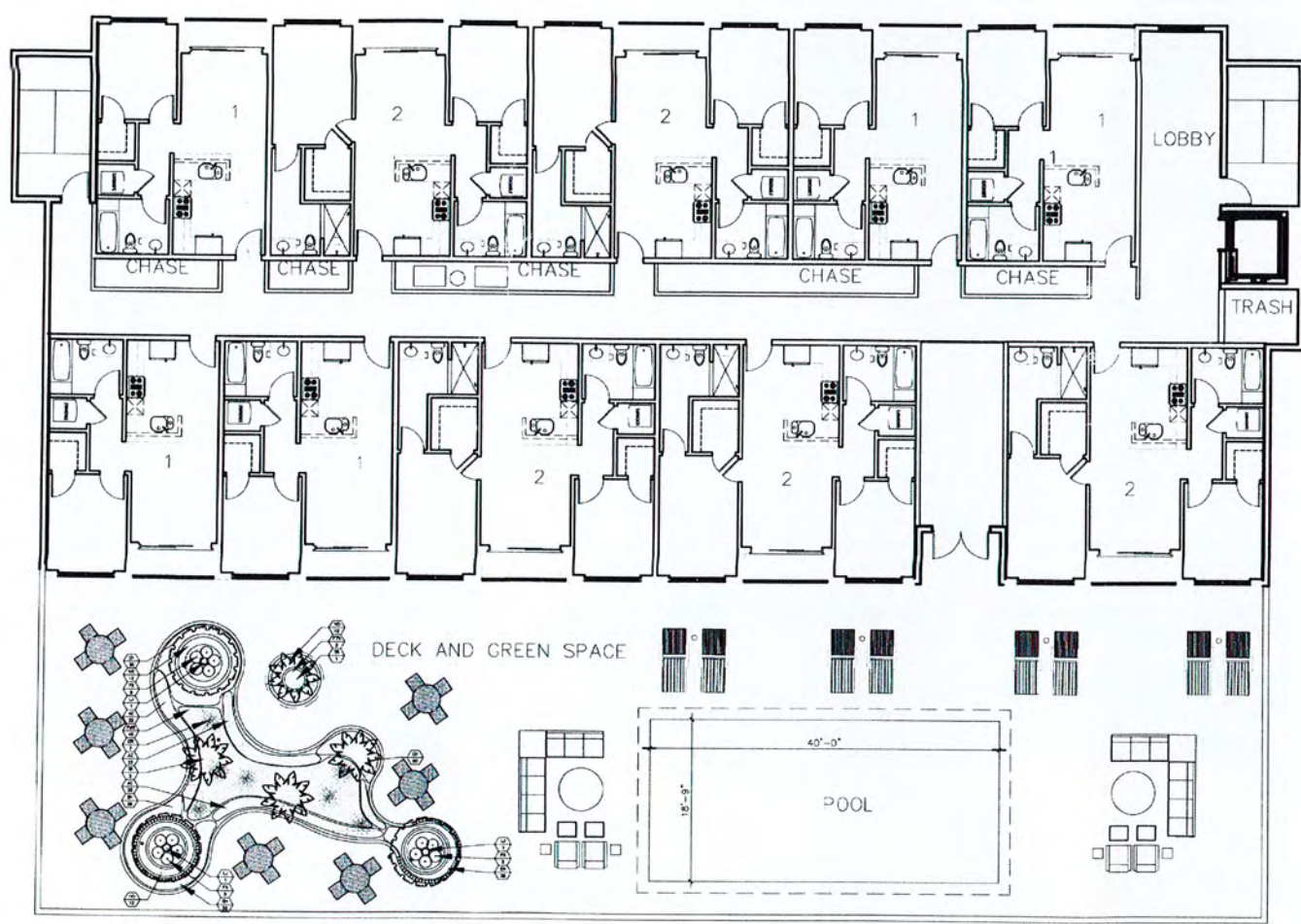
**LANDSCAPE PLAN**  
SCALE: 1/8" = 1'-0"



**TANNING & ASSOCIATES, INC.**  
Landscape Architect - Florida License #6660709  
4855 NW 92 Terrace, 33067 Fort Lauderdale, FL 33309  
Tel: 954-44-8209 Email: wtanning@tanningassociates.com

**LANDSCAPE PLAN**  
PROJECT: TOWN OF FORT LAUDERDALE, FLORIDA  
CLIENT: RWB-LINARES ARCHITECTURE

PROJECT NO. 18-102  
DRAWN BY: WKT  
DESIGNED BY: WKT  
CHECKED BY: WKT  
DATE: 01-21-18  
DWG. NO. LP-1  
SHT. NO. 1 of 2  
REVISIONS: 04-29-18, 12-05-18



**PROPOSED PLANT LIST**

Code	Drought	QTY	Botanical Name / Common Name	Specifications
LR	V	3	Ligustrum japonicum / Japanese Tree Ligustrum	BAB Field Crn, 6-8' OA
TR	(N)	4	Thrinax radicata / Florida Thatch Palm	BAB Field Crn, 2-1/2", col, 6-8' OA
<b>ACCENTS / SHRUBS / GROUND COVERS</b>				
AC	V	75	Aptenia cordifolia / Baby Sunrow	1 Gal., 12" OA, 1" OC
OR	(N)	7	Oreum sp / Queen Emma Oreum	7 Gal., 42" OA, min 24" spread, 36" OC
FMG	V	45	Ficus macrocarpa / Green Island Fig	3 Gal., 24" OA, min 24" spread, 24" OC
DR	V	193	Erodia hybrid / Dwarf Morning Glory Blue	1 Gal., 12" OA, min 12" spread, 12" OC
AG	(N)	35	Lawsonia inermis / Dwarf Jac	3 Gal., 24" OA, min 24" spread, 24" OC
FX	V	15	Pholidocarpus variata / Kaniho	3 Gal., 24" OA, min 24" spread, 24" OC
PTV	V	3	Pittosporum tobira variegata / Pittosporum	3 Gal., 24" OA, min 24" spread, 24" OC
<b>MISCELLANEOUS</b>				
(N)			Florida Native Plant Species	M Moderate Drought Tolerance
L			Low Drought Tolerance	V Very Drought Tolerant

**NOTES:**

**GENERAL PLANTING REQUIREMENTS**

All trees shown for plant material on the plan are to be installed within 14 days of the start of construction. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific species or effects on water or the plant(s) will also be required for tree 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 in the 14-day window.

All plant material shall be installed in planting soil that is adheres to the 4th in 4 soil test and Florida condition. All soil shall have a soil density characteristic of 1.25 g/cm<sup>3</sup> and a maximum of 10% clay, 10% silt, and 80% sand. All soil shall be amended with 10% peat moss and 10% perlite. All soil shall be amended with 10% peat moss and 10% perlite. All soil shall be amended with 10% peat moss and 10% perlite.

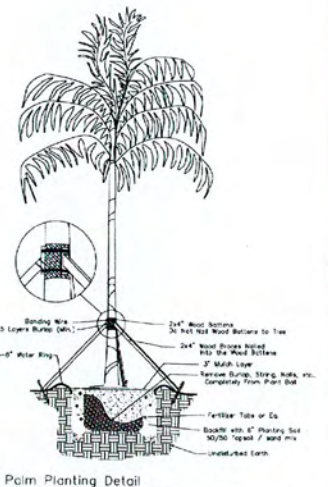
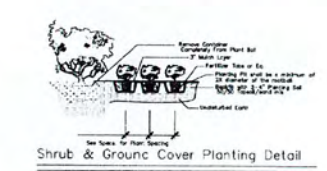
All shrubs and ground covers shall be installed in planting soil that is adheres to the 4th in 4 soil test and Florida condition. All soil shall have a soil density characteristic of 1.25 g/cm<sup>3</sup> and a maximum of 10% clay, 10% silt, and 80% sand. All soil shall be amended with 10% peat moss and 10% perlite. All soil shall be amended with 10% peat moss and 10% perlite.

All plant material shall be installed in planting soil that is adheres to the 4th in 4 soil test and Florida condition. All soil shall have a soil density characteristic of 1.25 g/cm<sup>3</sup> and a maximum of 10% clay, 10% silt, and 80% sand. All soil shall be amended with 10% peat moss and 10% perlite. All soil shall be amended with 10% peat moss and 10% perlite.

**SPECIAL INSTRUCTIONS**

General site will have grading to +/- 1 inch (1") and be provided by the general contractor. All finished site grading and topographic shall be provided by the landscape contractor.

All trees and shrubs shall be installed in planting soil that is adheres to the 4th in 4 soil test and Florida condition. All soil shall have a soil density characteristic of 1.25 g/cm<sup>3</sup> and a maximum of 10% clay, 10% silt, and 80% sand. All soil shall be amended with 10% peat moss and 10% perlite. All soil shall be amended with 10% peat moss and 10% perlite.



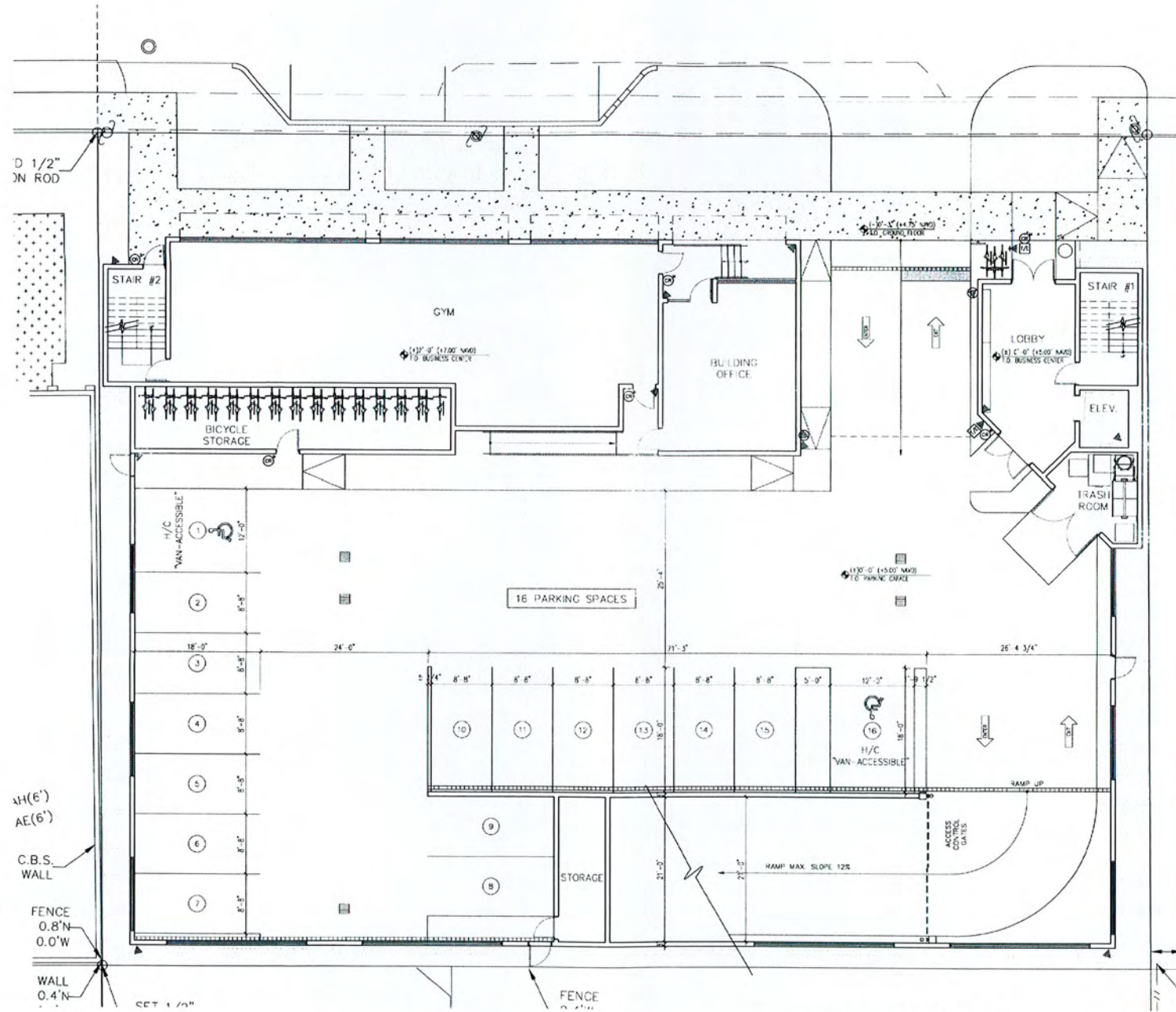
**TONNING & ASSOCIATES, INC.**  
Landscape Architects & Landscapers  
Landscape Architect - Florida License #6660799  
Civil Engineer - Florida License 33067  
Tel: 561-474-8269  
Email: wtonning@tonningandassociates.com

**LANDSCAPE PLAN - 4th FLOOR**

**i TOWN**  
5E 5th STREET  
FORT LAUDERDALE, FLORIDA

**RWB-LINARES ARCHITECTURE**

DRWG. TITLE: PROJECT: CLIENT: SEAL: 1/21/18 DATE: PROJECT NO: 18-102 DRAWN BY: WKT DESIGNED BY: WKT CHECKED BY: WKT DATE: 01-21-18 DWG. NO: LP-2 SHT NO: 2 of 2 REVISIONS: 04-29-18



1  
A2.0  
GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**LEGEND:**  
**SECURITY SYSTEM PLAN LEGEND**  
 ◀ SECURITY CAMERA  
 ⊕ SECURITY CAMERA AT 3' AFF FOR TAG CAR READER  
 ⊕ CAR READER WITH MAGNETIC LOCKS  
 ⊕ CAR READER WITH ELECTRIC STRIP LOCKS  
 ⊕ TELEPHONE ENTRY VISITOR  
 ☒ EMERGENCY HELP STATION (EMERGENCY VOICE COMMUNICATIONS AT PARKING GARAGE)

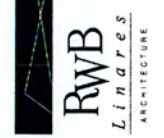
NOTES:  
 PROVIDE LOCK REFLECTIVE PAINT AT THE GARAGE ENTRANCE TO BE PROVIDED TO DELINEATE THIS IS A PRIVATE RESIDENTIAL BUILDING WITH RESTRICTED ACCESS.  
 ALL STAIRWELLS SHALL BE EGRESS ONLY AT GROUND LEVEL WITH ACCESS ONLY AT ALL OTHER LEVELS.  
 ALL DOORS TO BE WITH HANDS OR TO BE COMP DOORS WITH SECONDARY LOCKING AND 180 DEGREE VIEW FACERS.

**REVISIONS**

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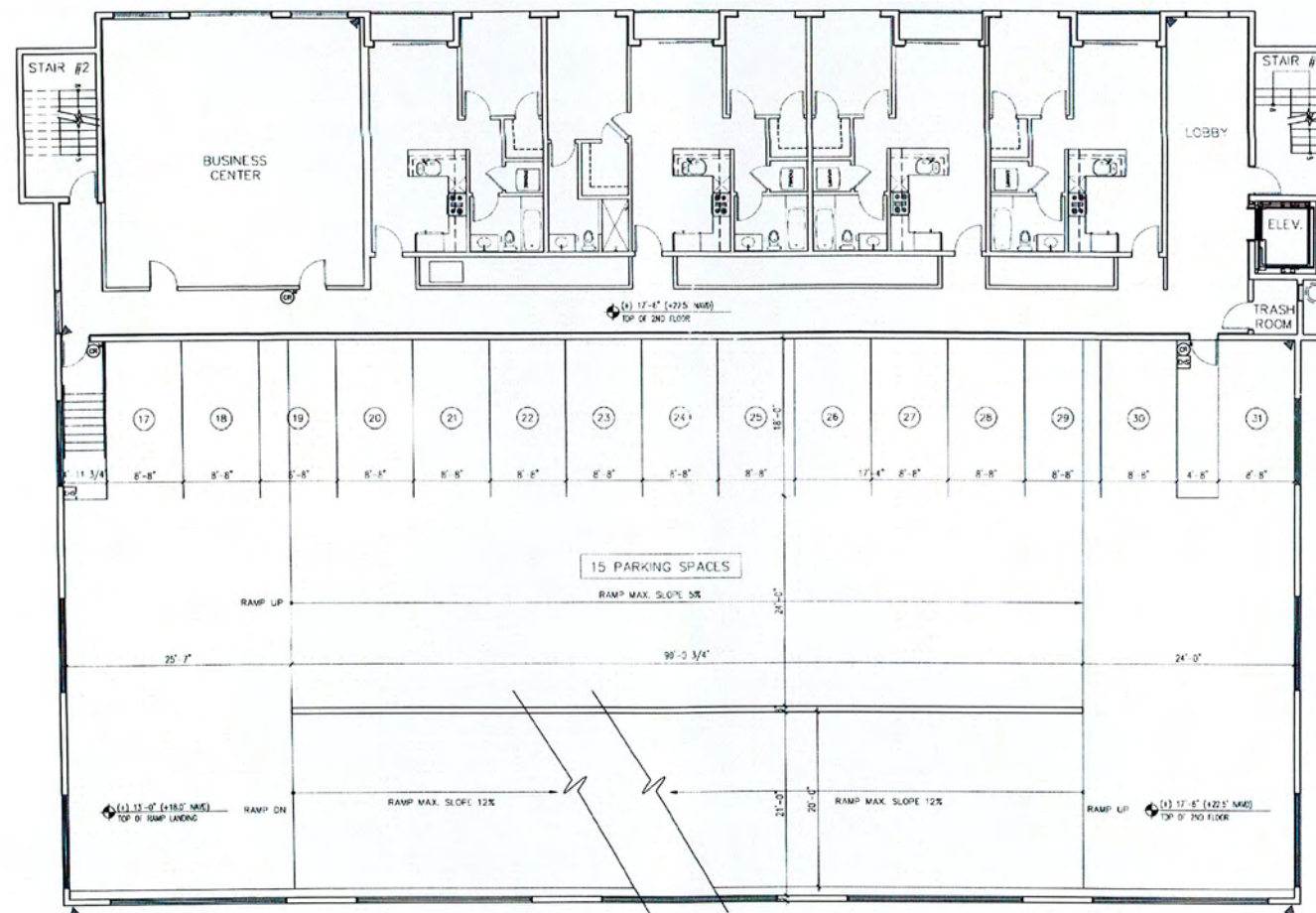
**1 TOWN**  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

1600 SOUTH DIXIE HWY SUITE 400  
 FORT LAUDERDALE, FL 33404  
 PHONE: 954-961-0000 FAX: 954-961-0005  
 EMAIL: info@rwbarch.com



PROJECT: 17-006  
 DATE: DECEMBER 11, 2017  
 SHEET: A2.0





1 SECOND FLOOR PLAN  
A2.1 SCALE: 1/8"=1'-0"

REVISIONS

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These notes apply to all drawings unless otherwise indicated. The architect shall be responsible for the accuracy of the information provided. The architect shall not be responsible for the accuracy of the information provided by others. The architect shall not be responsible for the accuracy of the information provided by others. The architect shall not be responsible for the accuracy of the information provided by others.

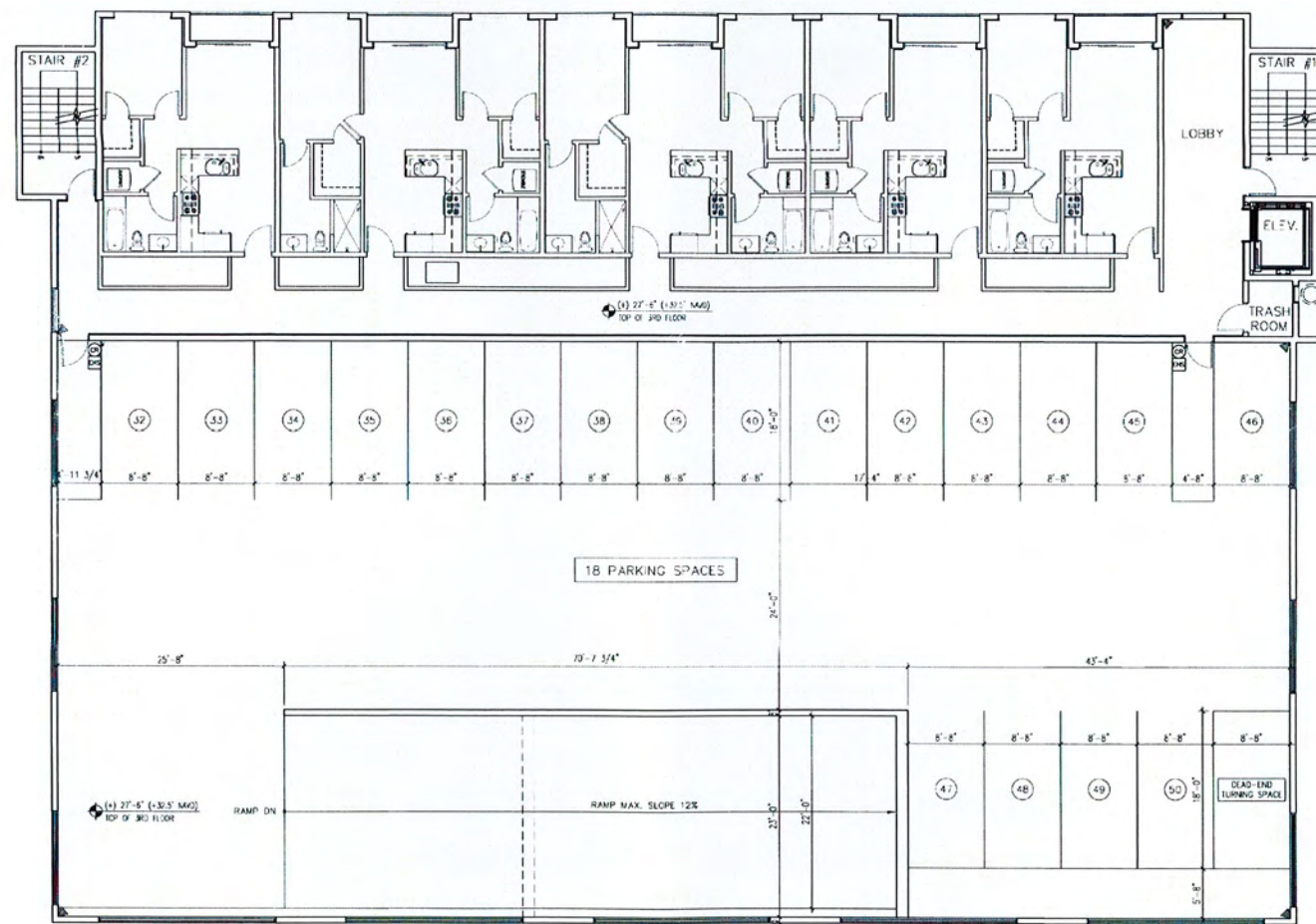
i TOWN  
208 SE 9th STREET  
FORT LAUDERDALE, FL 33316

1600 SOUTH DIXIE HWY. SUITE 400  
BOCA RATON, FLORIDA 33432  
PHONE: 561-381-0081 FAX: 561-381-0085  
EMAIL: info@rwb-llc.com



PROJECT: 17-08  
DATE: DECEMBER 11, 2017  
SHEET: A2.1





**LEGEND:**

**SECURITY SYSTEM PLAN LEGEND**

- ◀ SECURITY CAMERA
- ⊙ SECURITY CAMERA AT 3' AFF FOR TAG CAR READER
- ⊙ CAR READER WITH MAGNETIC LOCKS
- ⊙ CAR READER WITH ELECTRIC STRIKE LOCKS
- ☎ TELEPHONE ENTRY SYSTEM
- ☎ EMERGENCY HELP STATION (EMERGENCY VOICE COMMUNICATIONS AT PARKING GARAGE)

**NOTES:**

1. BRIDGE LIGHT REFLECTIVE PAINT AT THE GARAGE SIGNAGE TO BE PROVIDED TO DELINEATE THIS IS A PRIVATE RESIDENTIAL BUILDING WITH RESTRICTED ACCESS.

2. ALL STAIRWELLS SHALL BE EGRESS ONLY AT GROUND LEVEL WITH EXITS ONLY AT ALL OTHER LEVELS.

3. ALL DOORS TO BE METAL IMPACT OR SOLID CORE DOORS WITH SECONDARY LOCKING AND THE SECRET VIEW FINGER.

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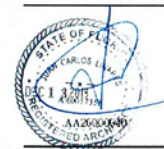
**i TOWN**  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

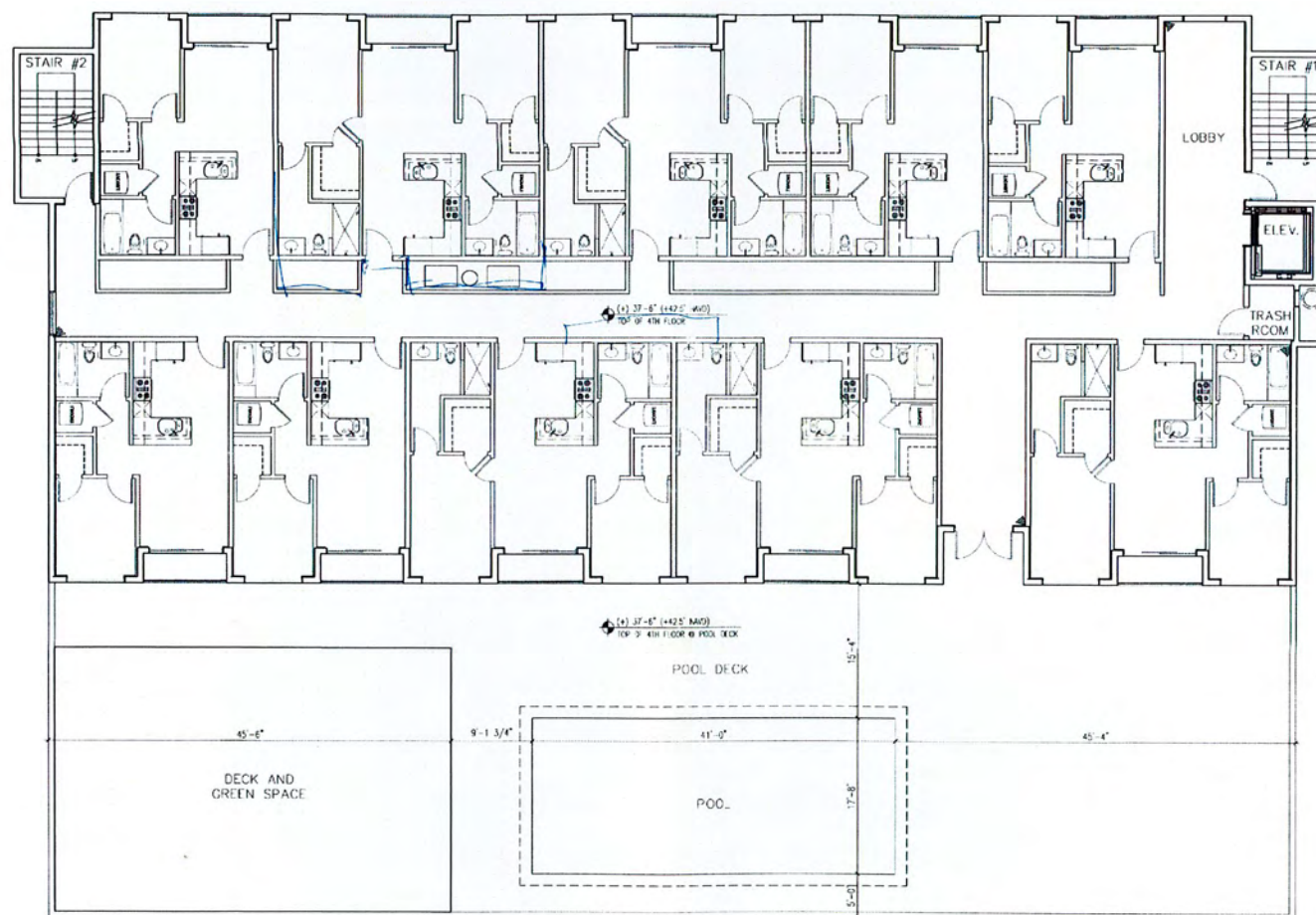
1600 SOUTH OXLEY HWY. SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE: 561-391-0081 FAX: 561-391-0055  
 EMAIL: mail@rwb-arch.com

**RWB**  
**Linars**  
 ARCHITECTURE

PROJECT: 17-006  
 DATE: DECEMBER 1, 2017  
 SHEET: **A2.2**

1  
 A2.2  
**THIRD FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  
 NORTH





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A2.3  
FOURTH FLOOR PLAN  
SCALE: 1/8"=1'-0"  
NORTH

REVISIONS

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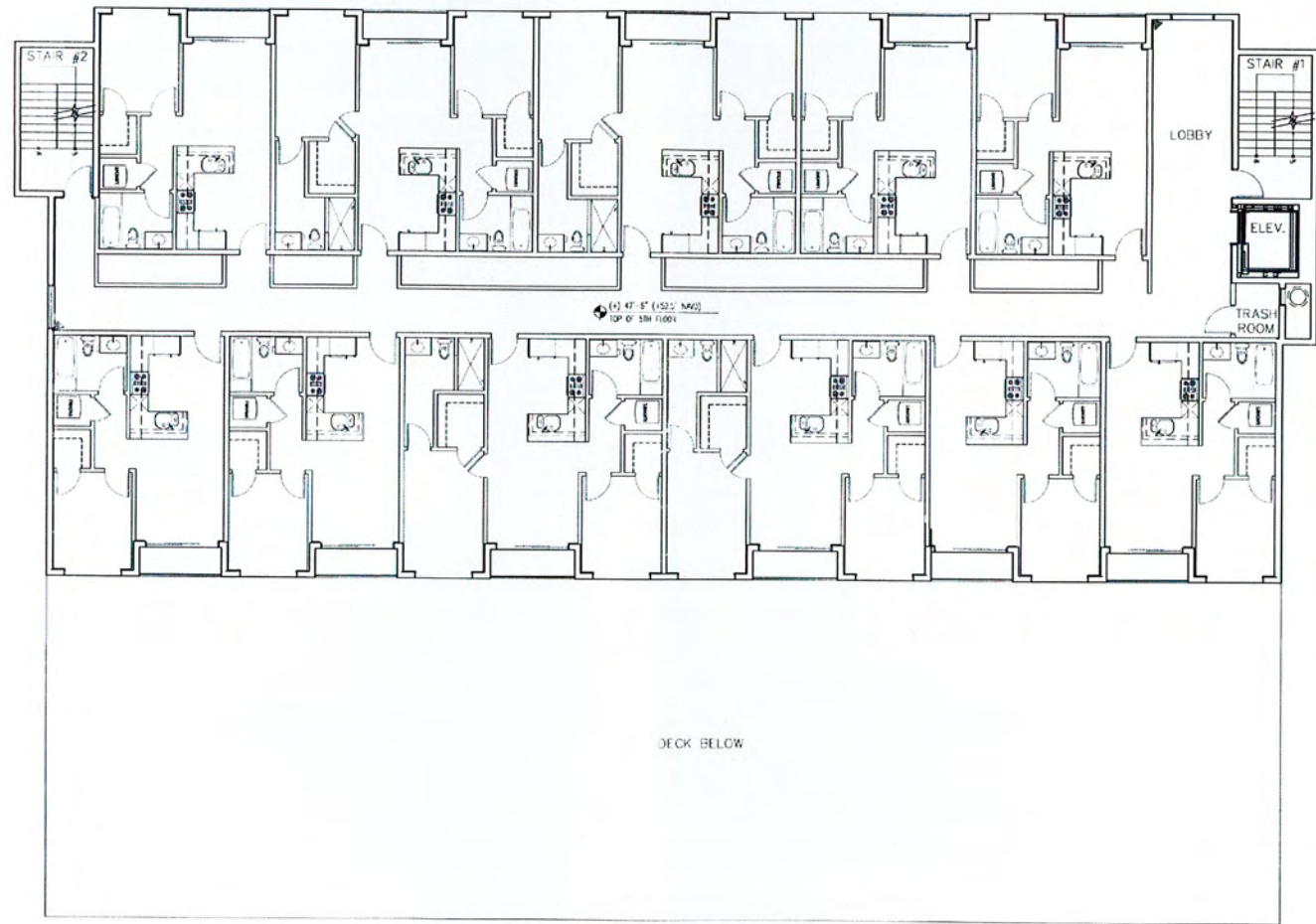
  
 I TOWN  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

  
 1600 SOUTH DIXIE HWY SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE: 561-361-0081 FAX: 561-361-0085  
 EMAIL: info@rwb-arch.com

  
**RWB**  
*Lineres*  
 ARCHITECTURE

PROJECT \* 22-08  
 DATE DECEMBER 1, 2011  
 SHEET \*  
**A2.3**





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A2.4  
FIFTH FLOOR PLAN  
SCALE: 1/8"=1'-0"  
NORTH

REVISIONS

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ALL WORK SHOWN ON THESE PLANS IS TO BE CONSIDERED AS PART OF THE PROJECT AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

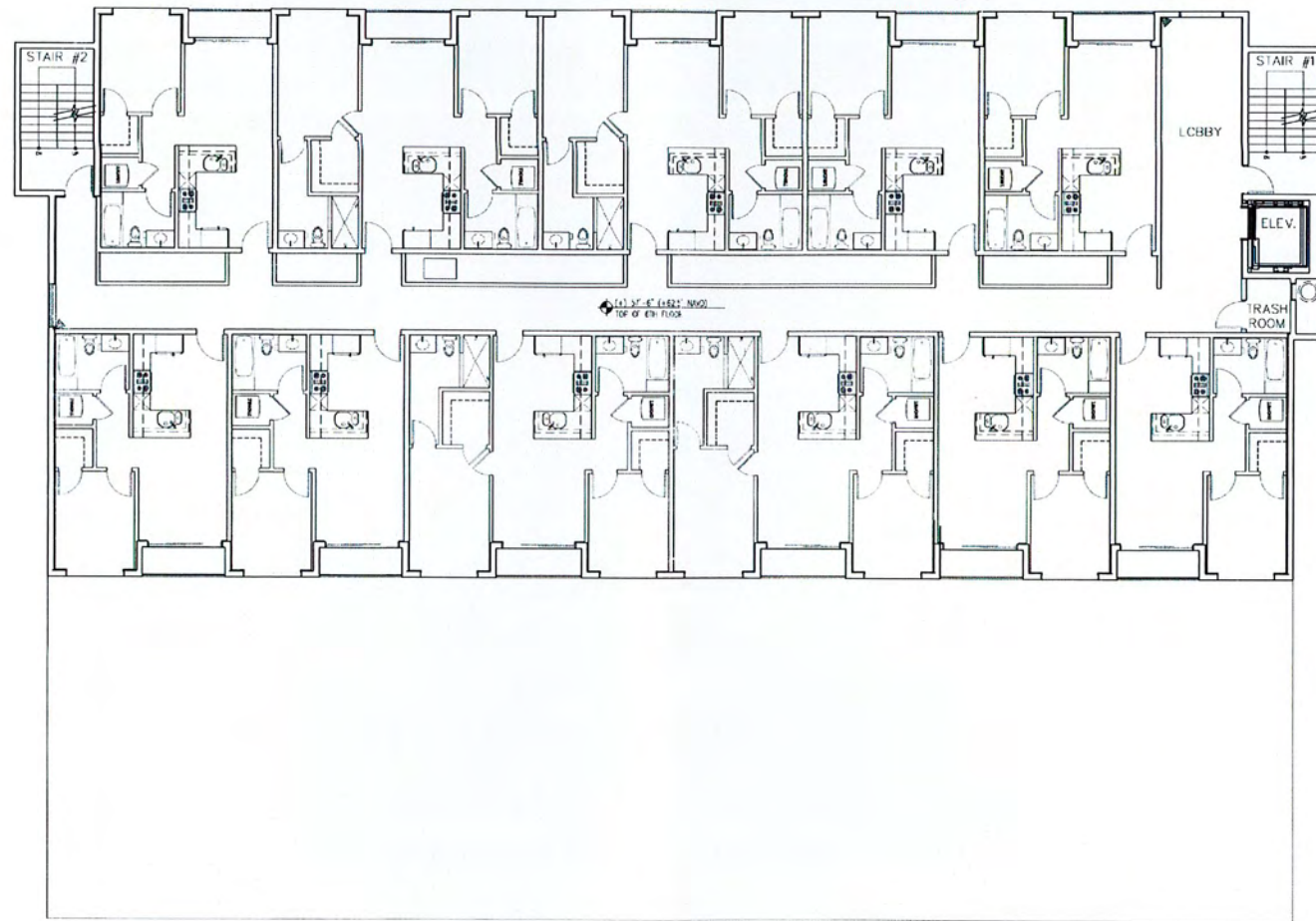
**i TOWN**  
208 SE 9th STREET  
FORT LAUDERDALE, FL 33316

1600 SOUTH DIXIE HWY. SUITE 400  
BOCA RATON, FLORIDA 33432  
PHONE: 561-381-0081 FAX: 561-381-0955  
E-MAIL: mail@rwb-arch.com

**RWB**  
*Linars*  
ARCHITECTURE

PROJECT: 17-06  
DATE: DECEMBER 11, 2017  
SHEET: A2.4





REVISIONS	
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i TOWN  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

1600 SOUTH DIXIE HWY SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE 561-361-0081 FAX 561-361-0085  
 EMAIL mal@rwb-arch.com

**RWB**  
*Linars*  
 ARCHITECTURE

PROJECT # 17008  
 DATE DECEMBER 11, 2007  
 SHEET #  
**A2.5**

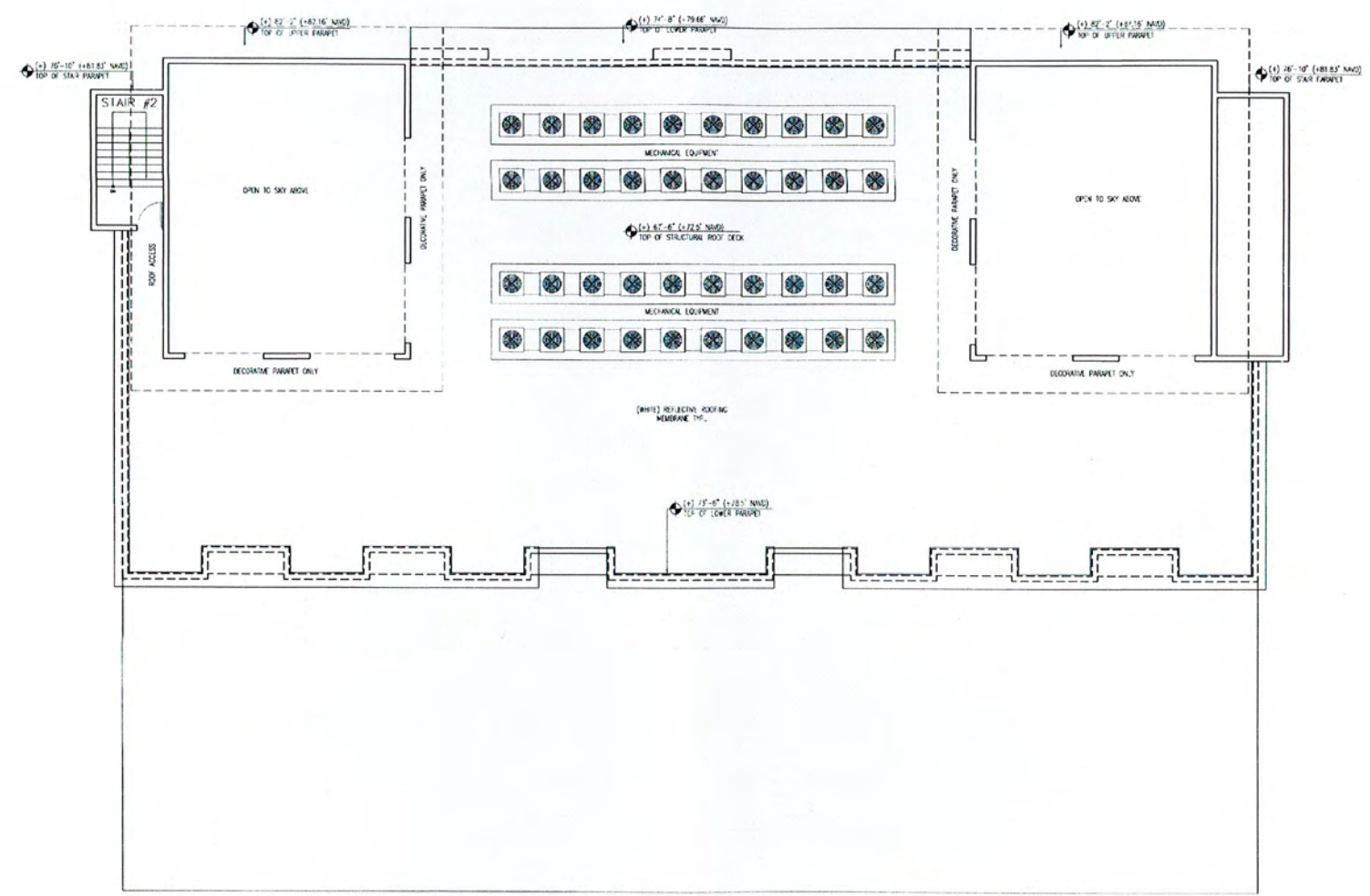
1  
 A2.5  
**SIXTH FLOOR PLAN**  
 SCALE: 1/8"=1'-0"  




**REVISIONS**

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ALL NOTES, SPECIFICATIONS, CONDITIONS, AND DETAILS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT MEETS THE OWNER'S REQUIREMENTS AND TO SUPERVISE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE PERFORMANCE OF THE WORK BY OTHER PROFESSIONALS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION ADMINISTRATION OF THE PROJECT. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES UNLESS SPECIFICALLY NOTED OTHERWISE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION ADMINISTRATION OF THE PROJECT. THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES UNLESS SPECIFICALLY NOTED OTHERWISE.



**i TOWN**  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

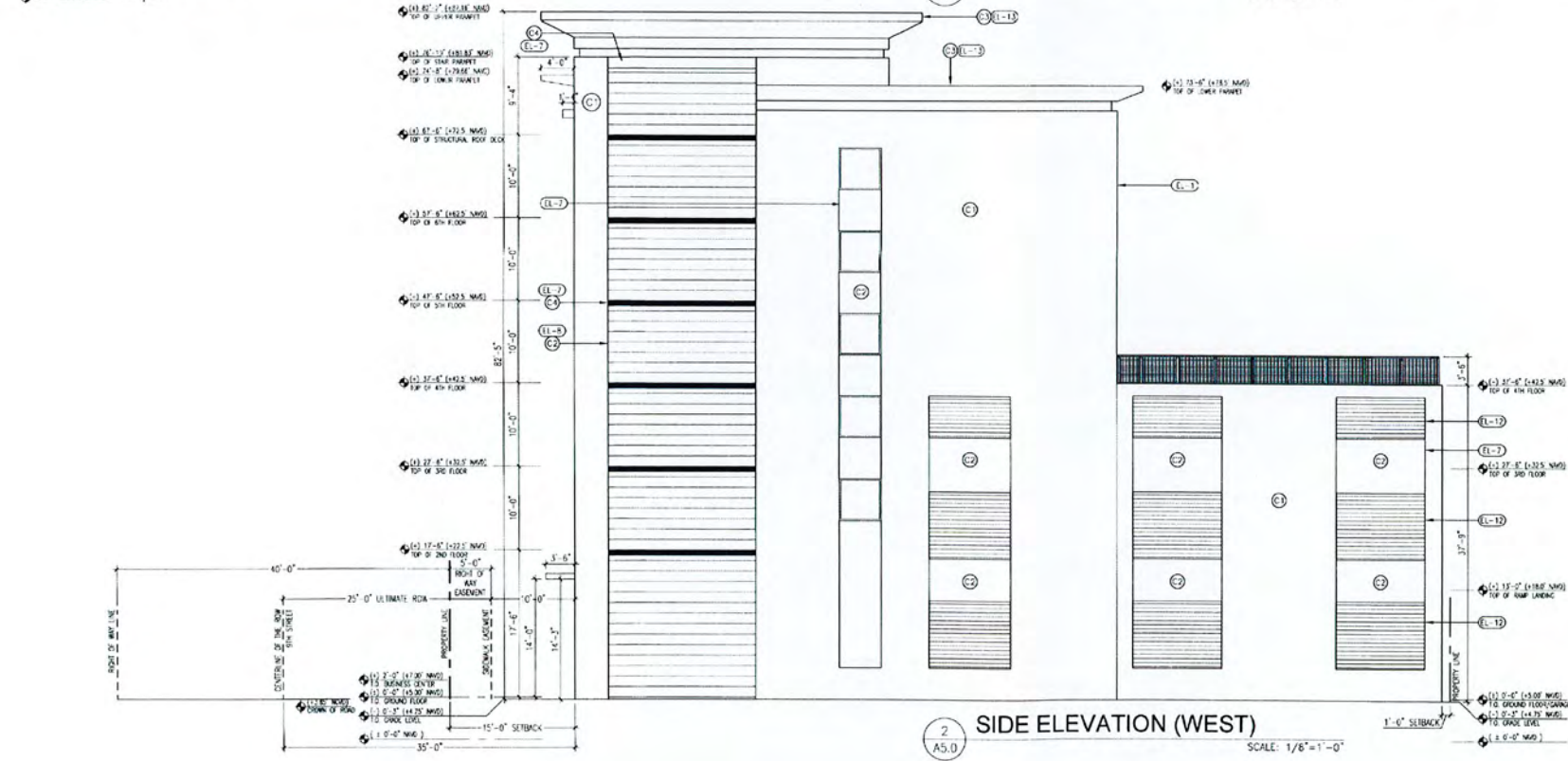
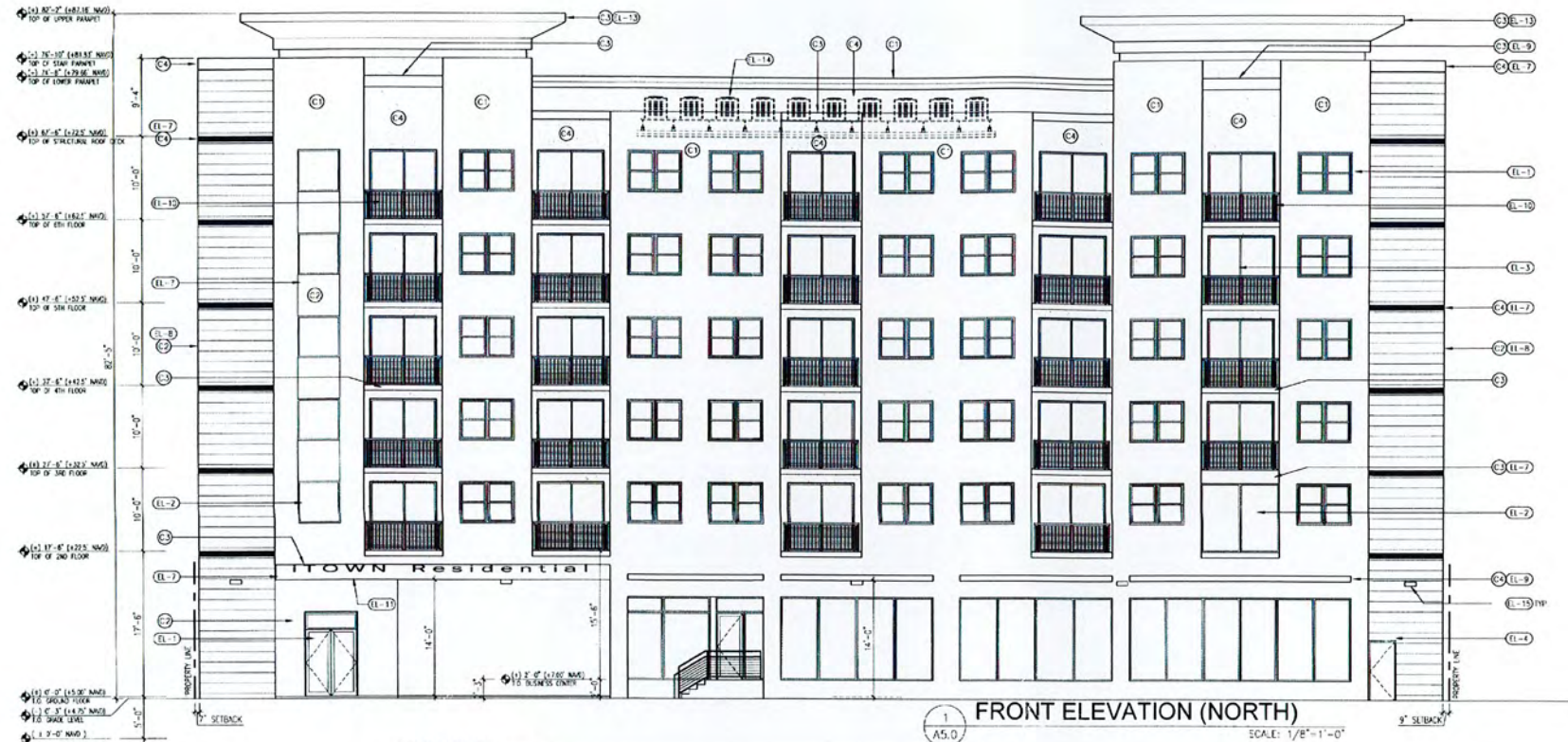
1600 SOUTH DINWIDDIE HWY., SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE: 561-381-0081 FAX: 561-381-0080  
 EMAIL: mal@rwb-arch.com

**RWB**  
**Linars**  
 ARCHITECTURE

PROJECT \* 17-18  
 DATE DECEMBER 11, 2017  
 SHEET \*  
**A2.6**



1 ROOF PLAN SCALE: 1/8"=1'-0" NORTH



**KEYNOTES:**

- \*All keynotes may not apply.
- (E-1) KEYNOTE TYPE
- E1-1 STANDARD IMPACT RATED GLASS DOOR
- E1-2 STANDARD IMPACT RATED FIXED GLASS WINDOW
- E1-3 STANDARD IMPACT RATED SLIDING GLASS DOOR
- E1-4 HOLLOW CORE METAL EGRESS DOOR
- E1-5 8\" CONCRETE BLOCK WALL W/2 COATS CEMENTITIOUS FINISH (STUCCO)
- E1-6 3/4\" REVEAL
- E1-7 1/2\" SMOOTH STUCCO ACCESS TEXTURE
- E1-8 SMOOTH STUCCO TEXTURE WITH SCORE LINES
- E1-9 CONCRETE FIBERBROW
- E1-10 DECORATIVE ALUMINUM RAILING (CUSTOM BY OTHERS, FIP)
- E1-11 ILLUMINATED SIGN AND ADDRESS ORIENTATION
- E1-12 ALUMINUM GARAGE DOOR PANEL ATTACHED TO STRUCTURE
- E1-13 DECORATIVE STUCCO CORNER
- E1-14 MECHANICAL COMPRESSOR AT ROOF DECK
- E1-15 WALL MOUNTED COMPLEG'S

**COLOR CHART**

ⓐ PURE WHITE	(SW 7005)
ⓑ SILVER STRAND	(SW 7057)
ⓒ ACACIA HAZE	(SW 9132)
ⓓ IN THE NAVY	(SW 9175)
ⓔ SILVER per Manuf. - DOORS AND WINDOWS FRAMES	
ⓕ SILVER per Manuf. - RAILINGS	

**REVISIONS**

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**TOWN**  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

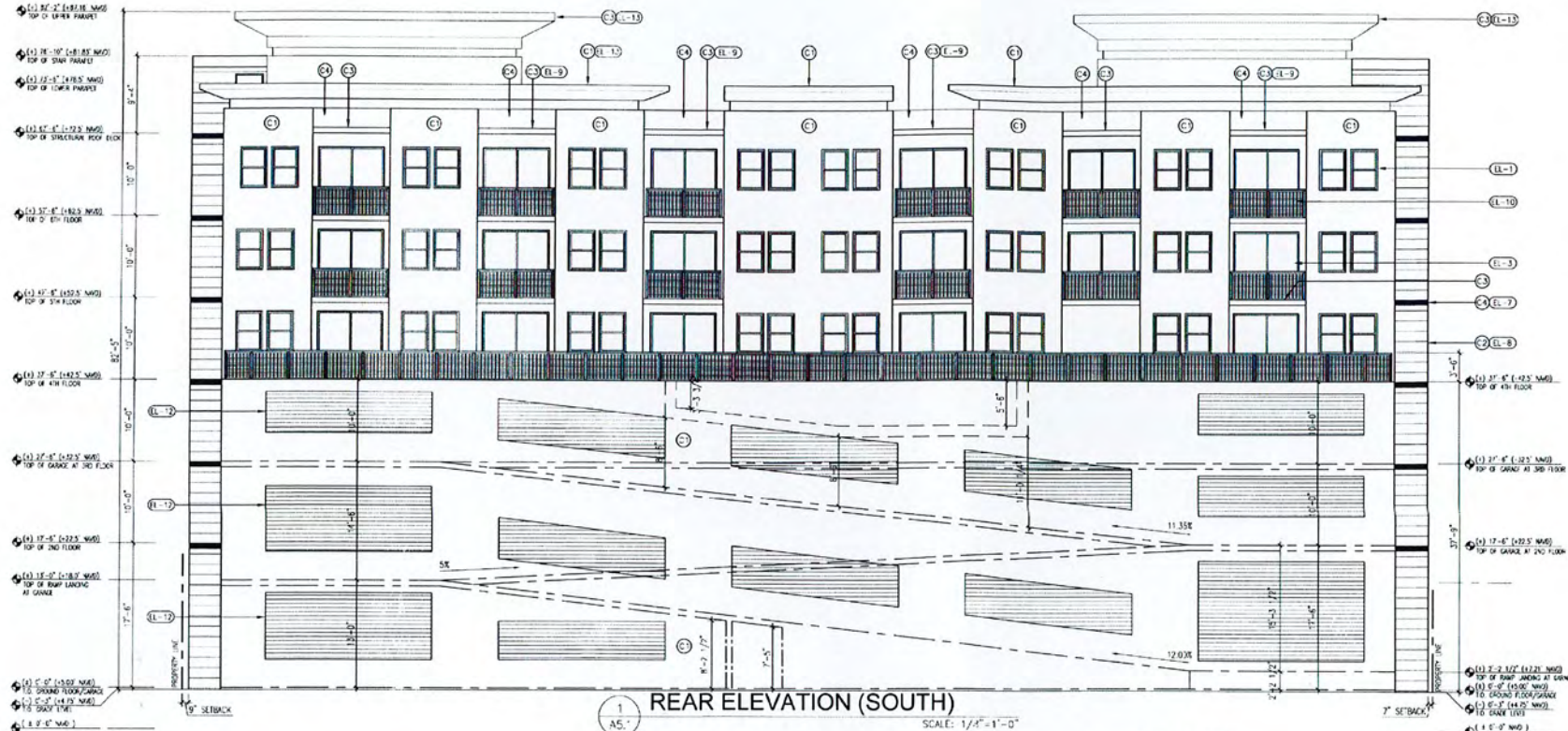
1600 SOUTH DIXIE HWY. SUITE 400  
 BOCA RATON, FLORIDA 33432  
 PHONE 561-981-0081 FAX 561-971-0052  
 EMAIL mail@rwb-arch.com



PROJECT: 17-08  
 DATE: 08/14/2017  
 SHEET:

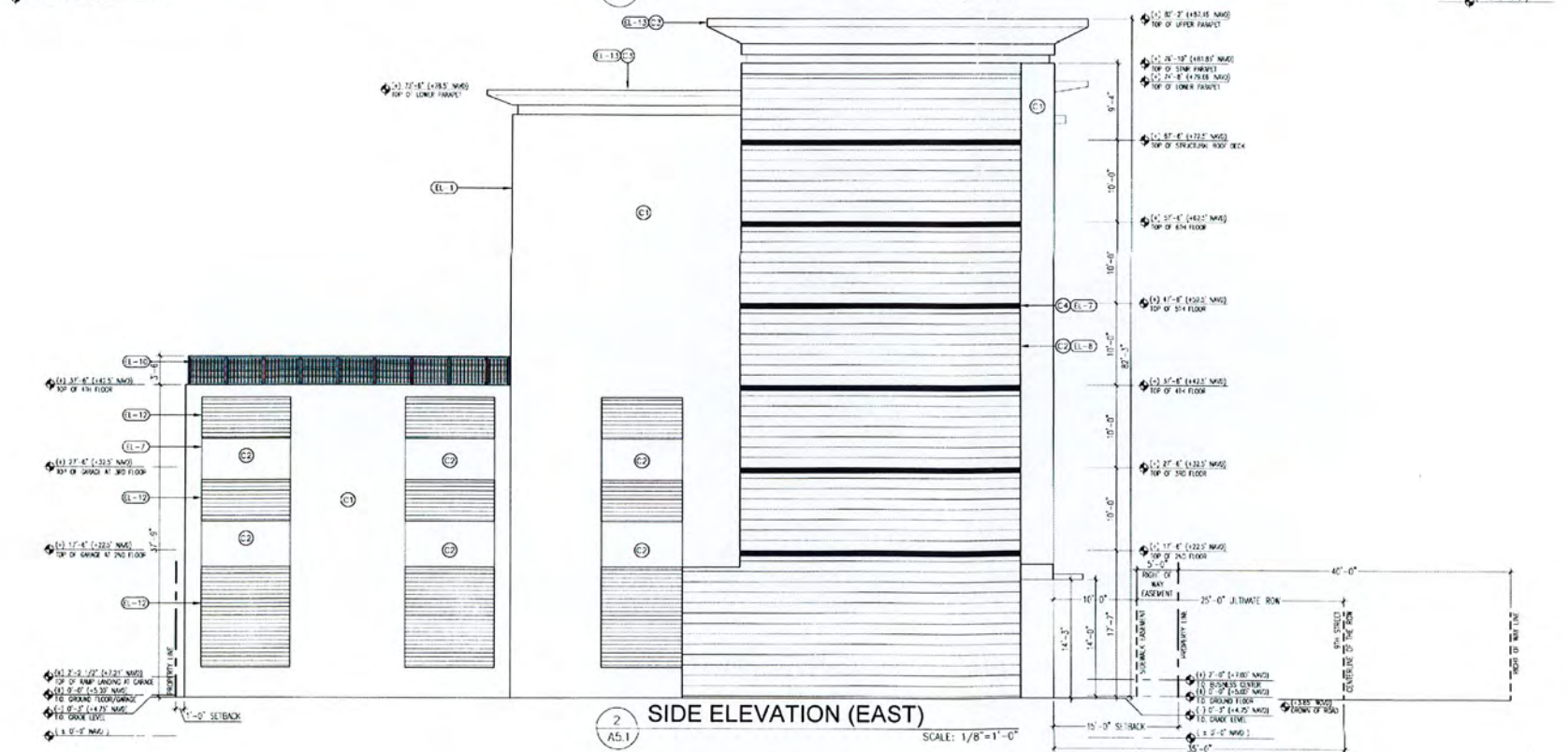
**A5.0**





REAR ELEVATION (SOUTH)

SCALE: 1/4" = 1'-0"



SIDE ELEVATION (EAST)

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

**KEYNOTES:**

- \*All keynotes may not apply.
- (K-XX) KEYNOTE TYPE
- EL-1 STANDARD IMPACT RATED GLASS DOOR
- EL-2 STANDARD IMPACT RATED FIXED GLASS WINDOW
- EL-3 STANDARD IMPACT RATED SLIDING GLASS DOOR
- EL-4 HOLLOW CORE METAL EGRESS DOOR
- EL-5 8" CONCRETE BLOCK WALL W/2 COATS CEMENTITIOUS FINISH (SILCOG)
- EL-6 3/4" REVEAL
- EL-7 1/2" SMOOTH STUCCO RECESS TEXTURE
- EL-8 SMOOTH S'WOOD TEXTURE WITH SCORE LINES
- EL-9 CONCRETE EYEBROW
- EL-10 DECORATIVE ALUMINUM RAILING (CUSTOM BY OTHERS, TYP.)
- EL-11 ILLUMINATED SIGN AND ADDRESS IDENTIFICATION
- EL-12 ALUMINUM GARAGE COVER PANEL ATTACHED TO STRUCTURE
- EL-13 DECORATIVE STUCCO CORNICE
- EL-14 MECHANICAL COMPRESSOR AT ROOF DECK
- EL-15 WALL MOUNTED DOWNLIGHTS

**COLOR CHART**

(C) PURE WHITE	(SW 7005)
(C) SILVER STRAND	(SW 7057)
(C) ACACIA HAZE	(SW 9732)
(C) IN THE NAVY	(SW 9778)
(C) SILVER per Manuf.-DOORS AND WINDOWS FRAMES	
(C) SILVER per Manuf.-RAILINGS	

**REVISIONS**

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**i TOWN**  
 208 SE 9th STREET  
 FORT LAUDERDALE, FL 33316

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 BOCA RATON FLORIDA 33433  
 PHONE 561-381-0081 FAX 561-381-0083  
 EMAIL info@rwb-arch.com

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 ARCHITECTURE

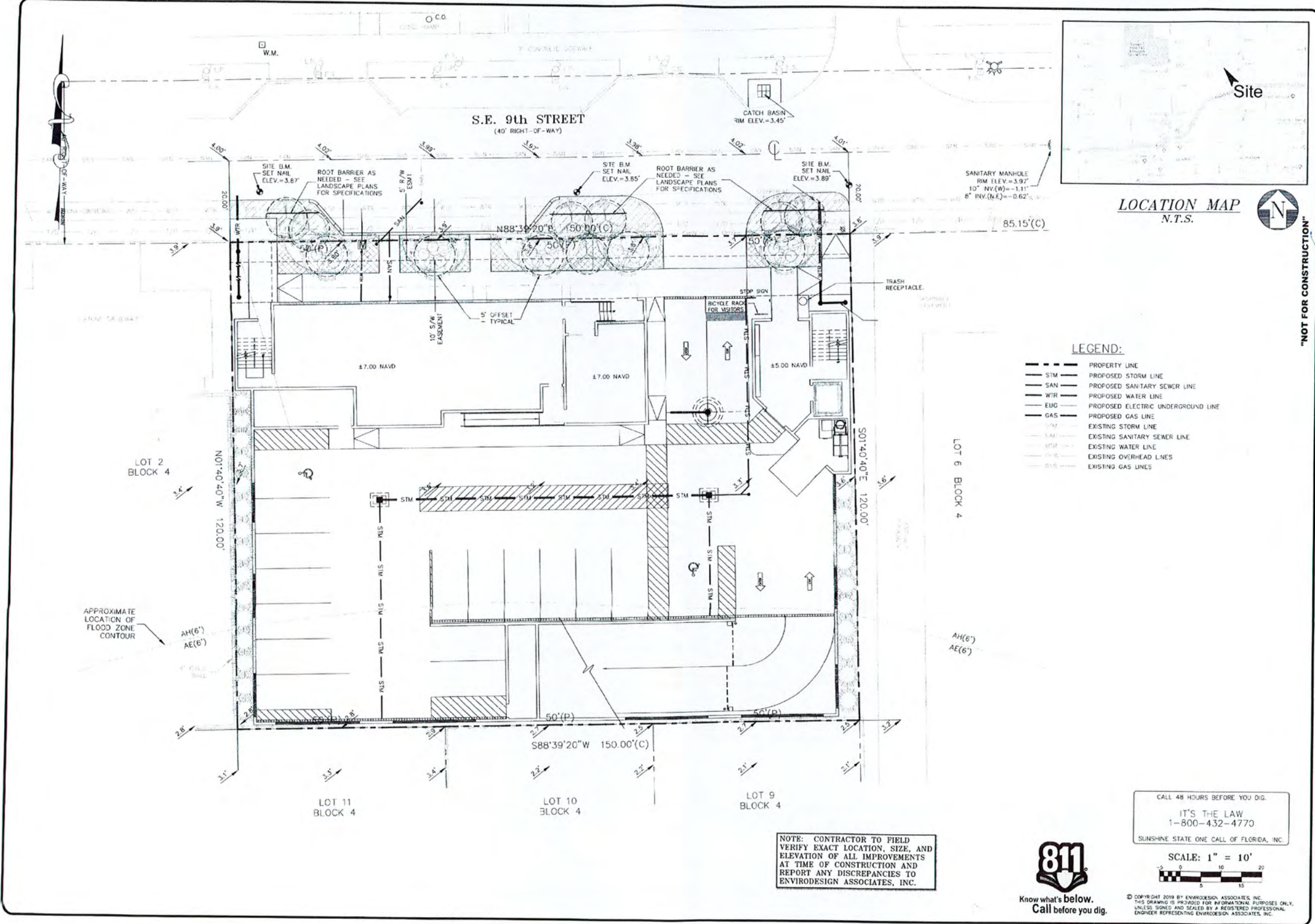
PROJECT 17-06

DRAWN BY: BLS/MSB

SHEET A5.1

A5.1





LOCATION MAP  
N.T.S.

- LEGEND:**
- PROPERTY LINE
  - STM PROPOSED STORM LINE
  - SAN PROPOSED SANITARY SEWER LINE
  - WTR PROPOSED WATER LINE
  - EUG PROPOSED ELECTRIC UNDERGROUND LINE
  - GAS PROPOSED GAS LINE
  - STM EXISTING STORM LINE
  - SAN EXISTING SANITARY SEWER LINE
  - WTR EXISTING WATER LINE
  - EUG EXISTING OVERHEAD LINES
  - GAS EXISTING GAS LINES

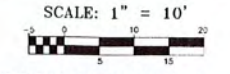
NOT FOR CONSTRUCTION

<p>NO. DATE REVISIONS</p> <p>NOT VALID WITHOUT THIS BUSINESS PLAN</p> <p>JOSEPH A. PYLE, P.E. LICENSE # 42896</p> <p>MAR 23 2018</p>	<p>COMPOSITE UTILITY PLAN FOR: ITOWN 208-210 SE 9TH ST FORT LAUDERDALE, FLORIDA</p> <p>EnviroDesign ASSOCIATES, INC. www.envirodesign.com</p> <p>ENGINEERS • ENVIRONMENTAL CONSULTANTS FLORIDA CERTIFICATE OF AUTHORIZATION No. 8506 908 N.W. 11th Street, Ft. Lauderdale, FL 33304 Phone: (561) 274-6500 Fax: (561) 274-6508</p>
<p>DRAWN: B.A.B.</p> <p>CHECKED: J.A.P.</p> <p>DATE: 3/08/19</p> <p>JOB NO. 18096-ENG</p> <p>SHEET NO. 1 OF 1</p>	

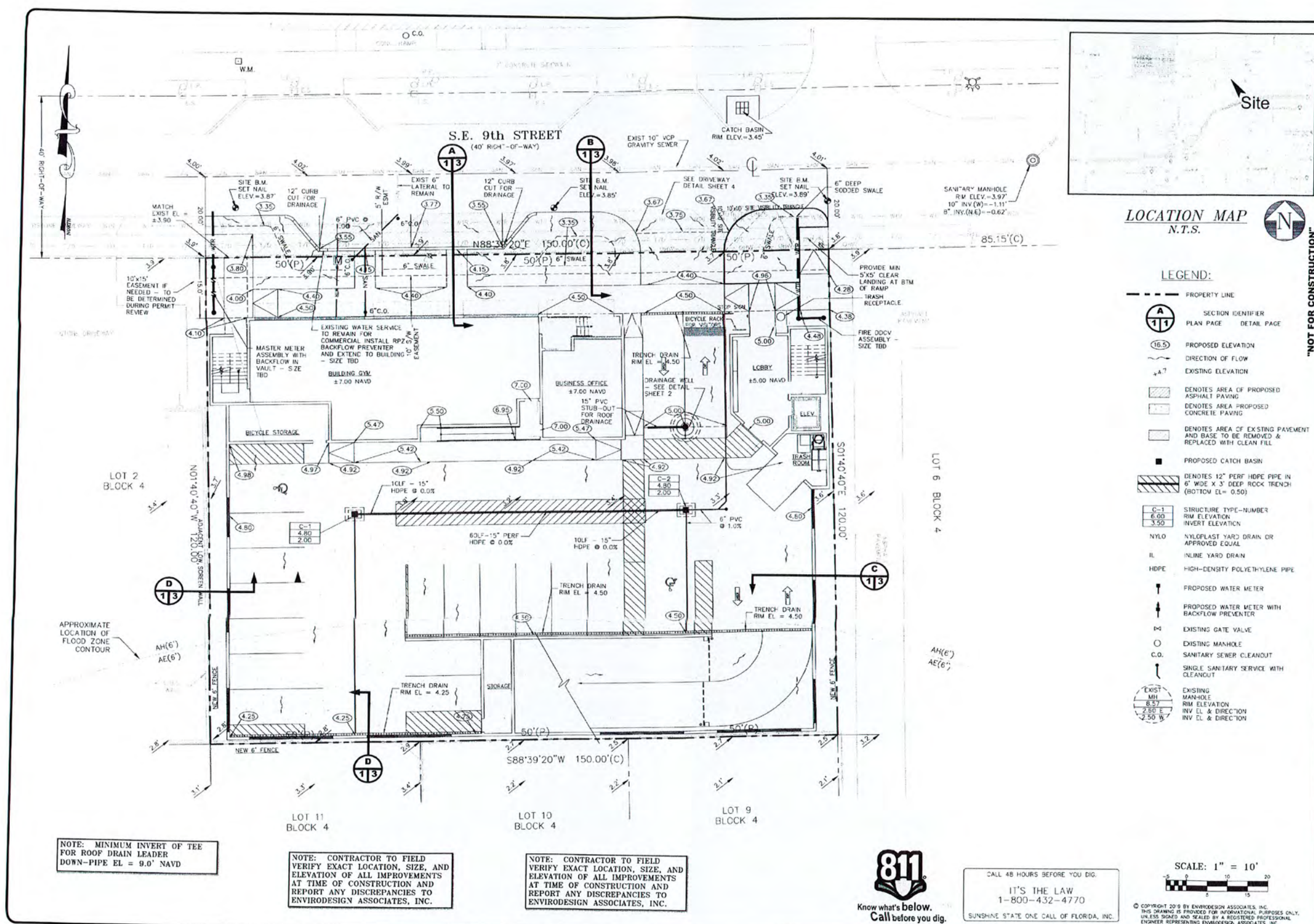
NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.



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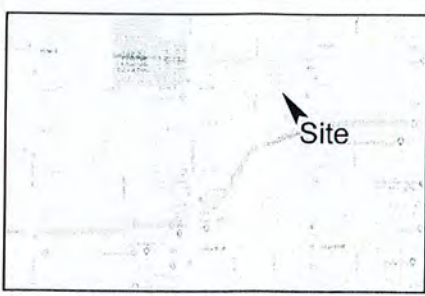
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NOTE: MINIMUM INVERT OF TEE FOR ROOF DRAIN LEADER DOWN-PIPE EL = 9.0' NAVD

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.



LOCATION MAP N.T.S.

- LEGEND:**
- PROPERTY LINE
  - (A 113) SECTION IDENTIFIER PLAN PAGE DETAIL PAGE
  - (16.5) PROPOSED ELEVATION
  - DIRECTION OF FLOW
  - 4.7 EXISTING ELEVATION
  - [Hatched] DENOTES AREA OF PROPOSED ASPHALT PAVING
  - [Dotted] DENOTES AREA PROPOSED CONCRETE PAVING
  - [Cross-hatched] DENOTES AREA OF EXISTING PAVEMENT AND BASE TO BE REMOVED & REPLACED WITH CLEAN FILL
  - PROPOSED CATCH BASIN
  - [Hatched] DENOTES 12" PERF HDPE PIPE IN 6' WIDE X 3' DEEP ROCK TRENCH (BOTTOM EL = 0.50)
  - C-1 STRUCTURE TYPE-NUMBER RIM ELEVATION INVERT ELEVATION
  - NYLO NYLOPLAST YARD DRAIN OR APPROVED EQUAL
  - IL INLINE YARD DRAIN
  - HDPE HIGH-DENSITY POLYETHYLENE PIPE
  - ↑ PROPOSED WATER METER
  - ↑ PROPOSED WATER METER WITH BACKFLOW PREVENTER
  - IV EXISTING GATE VALVE
  - EXISTING MANHOLE
  - C.O. SANITARY SEWER CLEANOUT
  - ↑ SINGLE SANITARY SERVICE WITH CLEANOUT
  - EXIST. MH EXISTING MAN-HOLE RIM ELEVATION INV EL & DIRECTION INV EL & DIRECTION

NO. DATE	BY
1 3/8/19	B.A.B.
REVISIONS: REUSE PER CITY COMMENTS OF 1/29/19	

NOT TO SCALE  
 1" = 10'  
 1/8" = 1'-0"

CIVIL SITE IMPROVEMENTS PLAN FOR:  
**ITOWN**  
 208-210 SE 9TH ST  
 FORT LAUDERDALE, FLORIDA

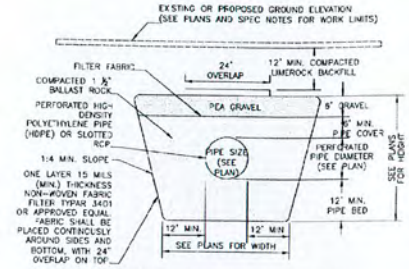
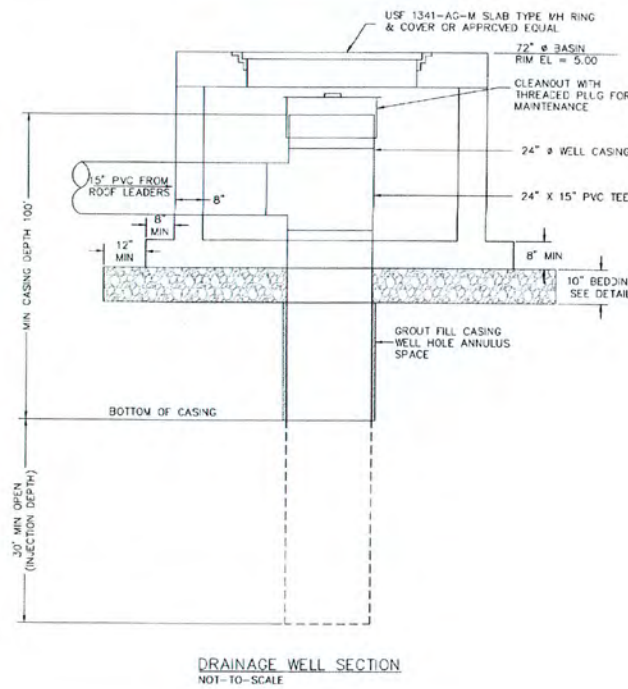
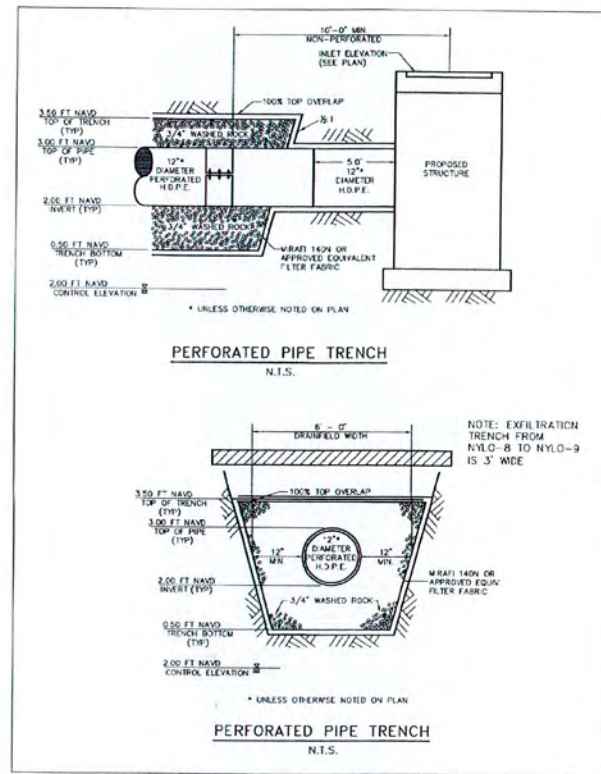
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 ENGINEERS • ENVIRONMENTAL CONSULTANTS  
 208 Broadway, Fort Lauderdale, FL 33301  
 Phone: (561) 274-8500

DRAWN: B.A.B.  
 CHECKED: J.A.P.  
 DATE: 3/08/19  
 JOB NO. 18096-ENG  
 SHEET NO. 1 OF 8

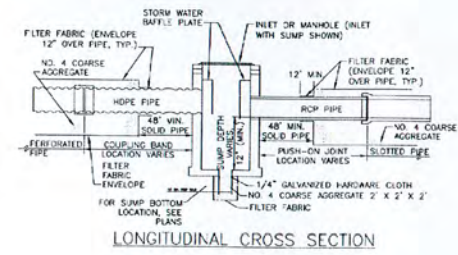


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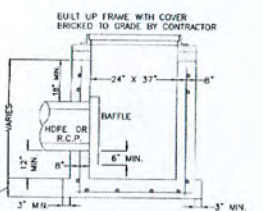
SCALE: 1" = 10'  
 0 5 10 20  
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- NOTES:
- CONTRACTOR MUST READ AND ABIDE THE CITY'S GENERAL CONSTRUCTION NOTES AND DRAINAGE DESIGN NOTES PRIOR TO STARTING CONSTRUCTION.
  - THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTIONS ARE DESCRIBED OR DETAIL ON PLANS.
  - THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
  - THE 2" DEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.
  - FRENCH DRAINING MUST BE INSPECTED BY THE ENGINEERING INSPECTOR PRIOR TO CONTRACTOR BACKFILLING.

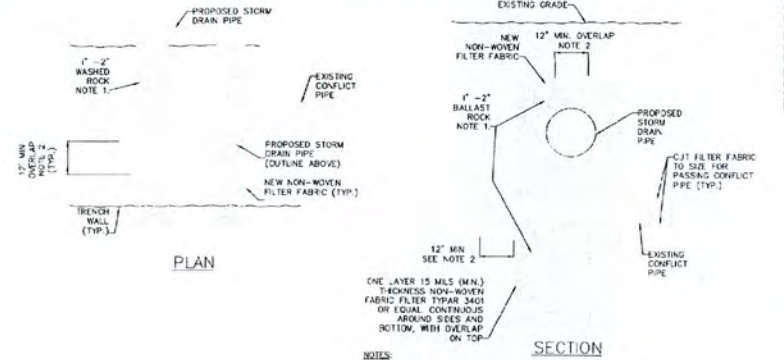
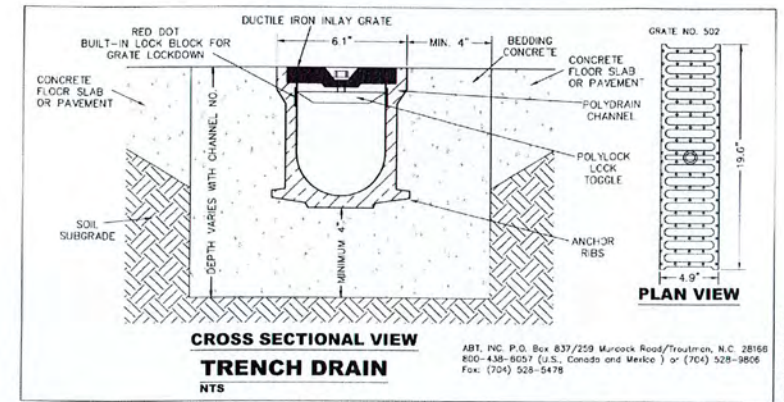


**EXFILTRATION TRENCH SYSTEM (D620)**

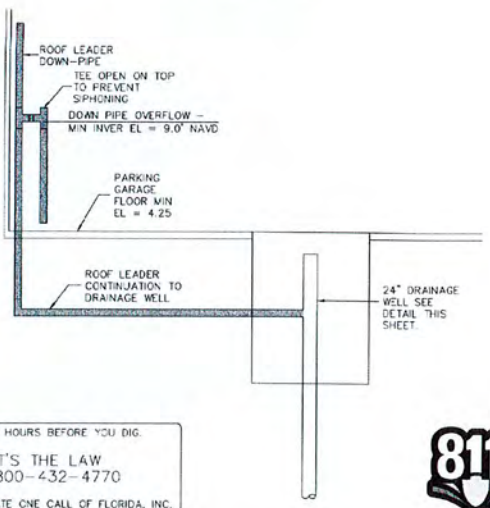


- TYPE "C" CATCH BASIN (USP 3-3.0)**
- NOTES:
- MINIMUM CONC. STRENGTH FOR ALL CATCH BASINS AND MANHOLE STRUCTURES SHALL BE 4000 PSI.
  - CONTRACTOR IS RESPONSIBLE FOR FINAL ELEVATION AND LOCATION ADJUSTMENTS OF CATCH BASINS, GRATES, MANHOLES DUE TO FIELD CONSTRAINTS.
  - THE 12" DEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.

**POLLUTION RETARDANT BASIN & BAFFLE DETAIL (D6.1)**



**EXFILTRATION TRENCH AND CONFLICT PIPE DETAIL (D602)**



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NOT FOR CONSTRUCTION

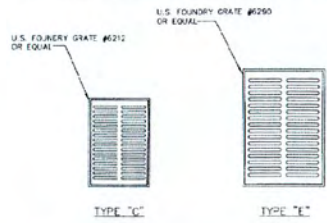
DATE	3/8/19
BY	B.A.B.
REVISIONS	
NO. DATE	DESCRIPTION
1 3/8/19	ISSUE FOR CITY COMMENTS OF 1/29/19

PAVING & DRAINAGE DETAILS FOR:  
**ITOWN**  
208-210 SE 9TH ST  
FT. LAUDERDALE, FLORIDA

EnviroDesign Associates, Inc.  
ENVIRONMENTAL CONSULTANTS  
298 Pineapple Drive, Way County, Georgia, 30444  
Phone: (561) 274-8500 Fax: (561) 274-8558

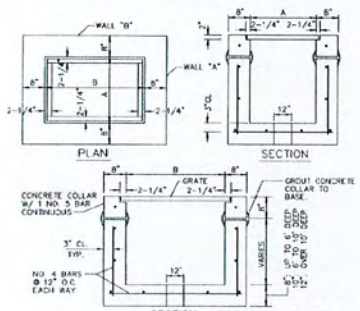
DRAWN: B.A.B.  
CHECKED: J.A.P.  
DATE: 3/08/19  
JOB NO. 18096-DTL  
SHEET NO. 2 OF 8

INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'-0"	3'-1"	U.S. FOUNDRY No. 5212	12" R.C.P.	24" R.C.P.
'E'	3'-0"	4'-5"	U.S. FOUNDRY No. 5290	24" R.C.P.	36" R.C.P.



- NOTES:
1. ALL GRATES SHALL BE SATISFACTORIAL FOR 4-20 LOADING (HIGHWAY TRAFFIC LOADS)
  2. WHEN INSTALLED IN PAVEMENT OR WITHIN 6" OF PAVEMENT USE U.S.F. 4160-5210

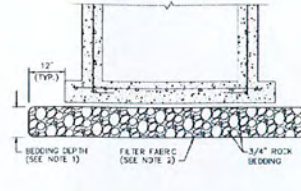
TYPE C & E INLET GRATE DETAIL



INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'-0"	3'-1"	U.S. FOUNDRY No. 5212	12" R.C.P.	24" R.C.P.
'E'	3'-0"	4'-5"	U.S. FOUNDRY No. 5290	24" R.C.P.	36" R.C.P.

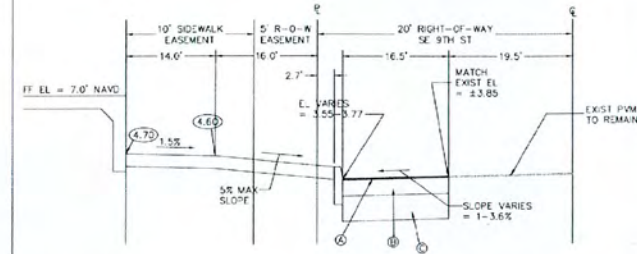
- NOTES:
1. INLET TO BE PRECAST WITH CLASS '3' 4000 P.S.I. CONCRETE.
  2. ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
  3. 12" DIA. WEP HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE EXCEPT IN W.L.P.F.C.S.
  4. 18" SUMP REQUIRED IN ALL DRAINAGE STRUCTURES.
  5. SEE BEDDING DETAIL D 31
  6. ALL STRUCTURES TO BE 4 SLOED ANGLE SHOULDERS.

TYPE C & E INLET DETAIL



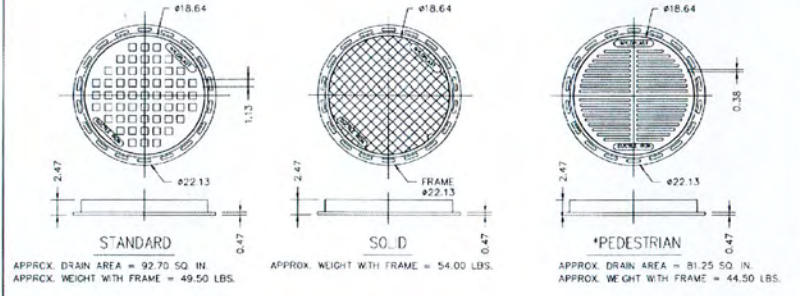
- NOTES:
1. BEDDING DEPTH SHALL BE 10" UNDER DRAINAGE STRUCTURES.
  2. ROCK SHALL BE INSTALLED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.O.D. SPECIFICATION SECTION 985

STANDARD BEDDING



- NOTES:
1. 1-1/2" TYPE S18 (TWO-LIFTS)
  2. 3" LIMEROCK BASE COMPACTED TO 98% MAX DENSITY PER AASHTO T-160. FRAME & TACK COAT PER FDOT SECTION 300.
  3. 12" COMPACTED SUBGRADE COMPACTED TO 98% MAX DENSITY PER AASHTO T-160

SE 9TH ST PARALLEL PARKING SECTION



NYLOPLAST 18" GRATES/COVERS

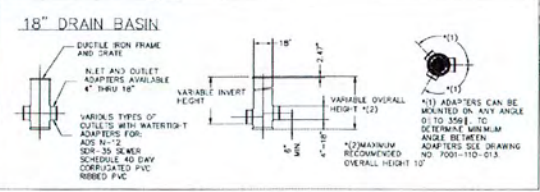
STANDARD GRATE HAS H-10 MEDIUM DUTY RATING  
SOLID COVER HAS H-20 HEAVY DUTY RATING  
PEDESTRIAN GRATE HAS H-10 MEDIUM DUTY RATING

QUALITY: MATERIALS SHALL CONFORM TO ASTM  
A555 GRADE 70-50-05  
MATERIAL: DUCTILE IRON  
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT  
LOCKING DEVICE AVAILABLE UPON REQUEST  
PRICE INCLUDES FRAME & GRATE/COVER

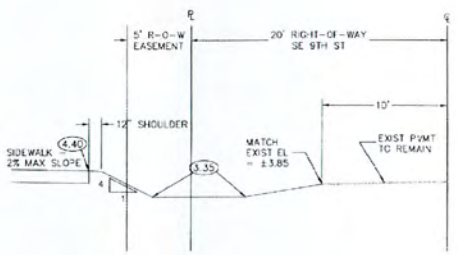
USE WITH NYLO-8 & NYLO-9

\* SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGULATION PART 36, DEPARTMENT OF JUSTICE, 28 CFR PART 36. NONDISCRIMINATION ON THE BASIS OF DISABILITY BY PUBLIC ACCOMMODATIONS AND IN COMMERCIAL FACILITIES, FINAL RULE

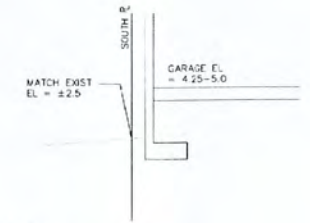
18" GRATES/COVERS  
N.T.S.



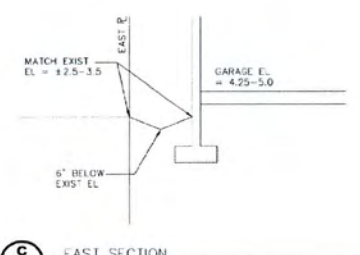
18" DRAIN BASIN  
N.T.S.



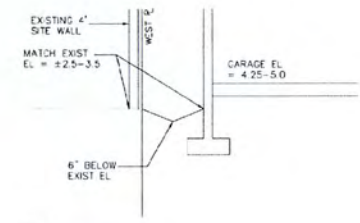
SE 9TH ST SWALE SECTION  
NOT TO SCALE



SOUTH SECTION  
NOT TO SCALE



EAST SECTION  
NOT TO SCALE



EAST SECTION  
NOT TO SCALE



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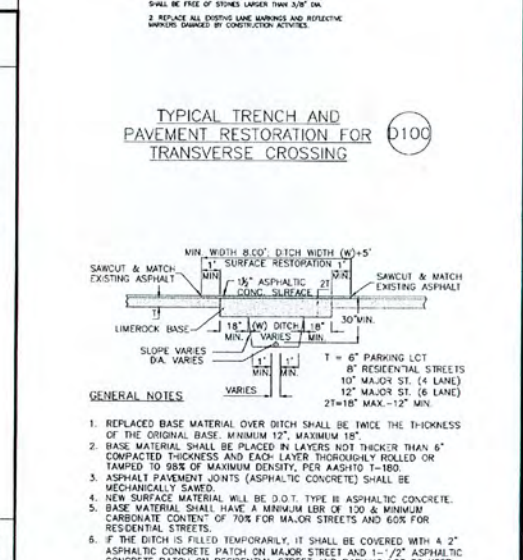
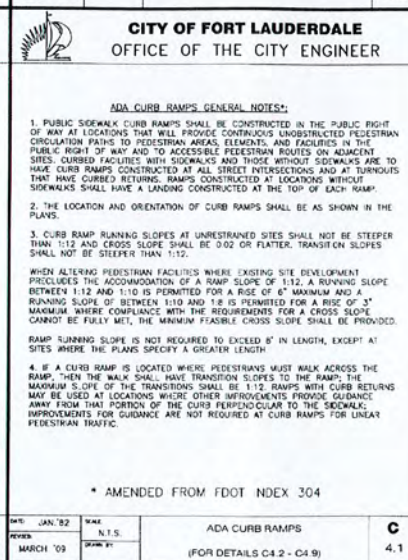
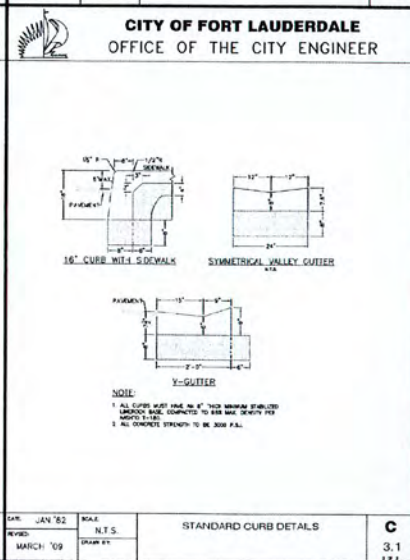
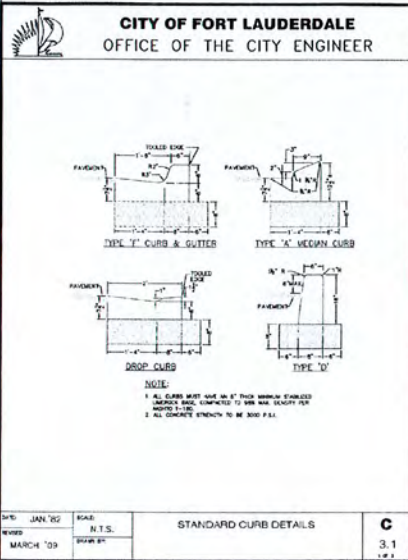
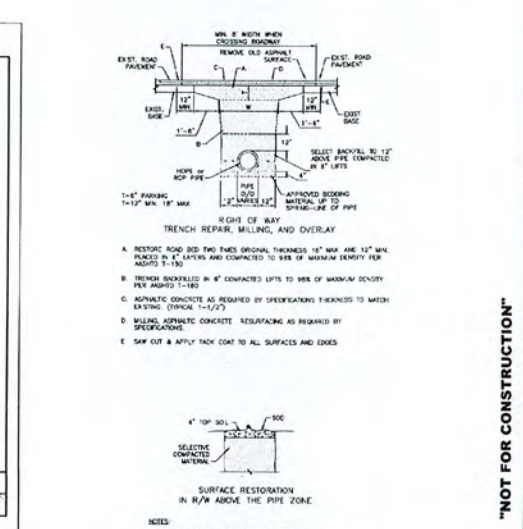
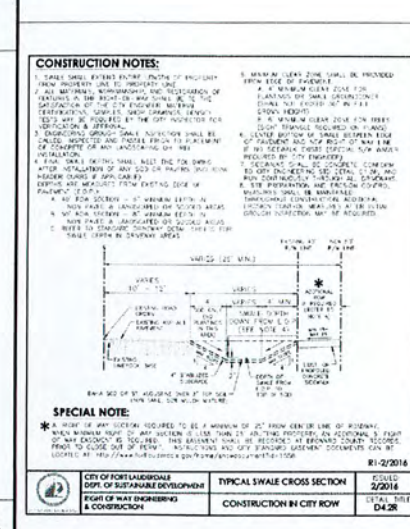
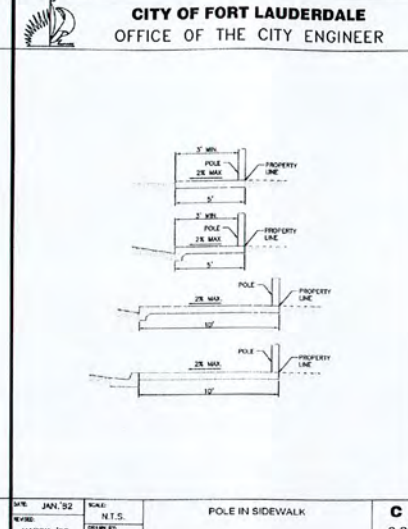
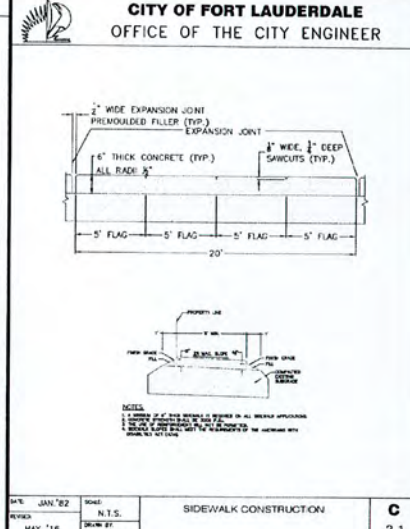
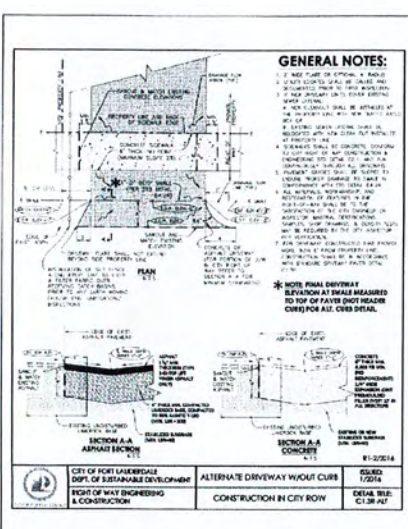
NOT FOR CONSTRUCTION

DATE: 3/8/19  
REVISIONS:  
NO. 1  
BY: J.A.P.  
CHECKED: J.A.P.  
DATE: 3/8/19  
JOB NO. 18098-DTL  
SHEET NO. 3 OF 8

PAVING & DRAINAGE DETAILS FOR:  
ITOWN  
208-210 SE 9TH ST  
FT. LAUDERDALE, FLORIDA

EnviroDesign Associates, Inc.  
ENGINEERS • ENVIRONMENTAL CONSULTANTS  
FLORIDA CERTIFICATE OF AUTHORIZATION, NO. 14004  
PHYSICAL ADDRESS: 1500 N.W. 10TH AVENUE, SUITE 200, FT. LAUDERDALE, FL 33311  
PHONE: (954) 274-6500  
FAX: (954) 274-6505

DRAWN: B.A.B.  
CHECKED: J.A.P.  
DATE: 3/8/19  
JOB NO. 18098-DTL  
SHEET NO. 3 OF 8



CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

PAVING & DRAINAGE DETAILS FOR: ITOWN

208-210 SE 9TH ST  
FT. LAUDERDALE, FLORIDA

EnviroDesign Associates, Inc. ENVIRONMENTAL CONSULTANTS  
LORDA CERTIFICATE OF AUTHORIZATION NO. 6006  
208 Proscopia Grove Way, Delray Beach, Florida 33444  
Phone: (561) 271-6550 Fax: (561) 274-8558

DRAWN: B.A.B.  
CHECKED: J.A.P.  
DATE: 3/08/19  
JOB NO. 18096-DTL  
SHEET NO. 4 OF 8

MAR 2 2 2019

**PAVING, GRADING AND DRAINAGE NOTES**

1. ALL PAVING AND DRAINAGE WORK IN THE BROWARD COUNTY (BC) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE BC LATEST STANDARDS. ALL PAVING AND DRAINAGE WORK IN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE CONSTRUCTED IN FULL ACCORDANCE WITH THE FDOT LATEST STANDARDS.
2. COMPACTED SUBGRADE SHALL BE COMPACTED AND MEET THE DENSITY REQUIREMENTS AS DETERMINED BY THE AASHTO 1-180 SPECIFICATIONS. SUBGRADE SHALL EXTEND 12 INCHES BEYOND THE PROPOSED EDGE OF PAVEMENT AND/OR 6" BEYOND VALLEY GUTTER, TYPE "T" CURB & GUTTER, OR TYPE "D" CURB. SUBGRADE SHALL BE 12 INCHES THICK COMPACTED TO 98% ACCORDING TO AASHTO 1-180. ALL MUCK, STUMPS, ROOTS OR OTHER DELETERIOUS MATERIAL ENCOUNTERED IN THE PREPARATION OF THE SUBGRADE SHALL BE REMOVED COMPLETELY FROM THE CENTERLINE OF THE ROADWAY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT. IF SUBGRADE IS REQUIRED TO BE STABILIZED, THE REQUIRED BEARING VALUE DETERMINATIONS SHALL BE MADE BY THE FLORIDA BEARING TEST, TEST METHOD "C" OF AASHTO 1-180 SPECIFICATIONS.
3. SHELLROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE SHELLROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 1-180. THE SHELLROCK SHALL HAVE A MINIMUM OF 40% CARBONATES OF CALCIUM AND MAGNESIUM IN THE MATERIAL.
4. LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE THICKNESS OF THE LIMEROCK BASE SHALL BE AS SHOWN ON THE DETAIL DRAWINGS AND SHALL BE COMPACTED TO A DENSITY OF 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO 1-180.
5. MUCK AND PEAT - IF MUCK AND/OR PEAT ARE ENCOUNTERED IN THE ROAD OR PARKING AREA, THEY WILL BE REMOVED COMPLETELY TO A WIDTH OF TEN FEET BEYOND THE EDGE OF PAVEMENT AND SHALL BE BACKFILLED WITH GRANULAR MATERIAL. IF HARDPAN IS ENCOUNTERED IN THE SWALE AREA, IT WILL BE REMOVED TO A WIDTH OF TWO FEET AT THE SWALE INVERT AND REPLACED WITH GRANULAR MATERIAL.
6. WHERE SOO IS DESIRED, LOWER THE GRADE 2 INCHES BELOW THE FINISHED GRADE TO ALLOW FOR THE THICKNESS OF THE SOO.
7. CLEARING AND GRUBBING - WITHIN THE LIMITS OF CONSTRUCTION ALL VEGETATION AND ROOT MATERIAL SHALL BE REMOVED.
8. GUMBO - WHERE GUMBO OR OTHER PLASTIC CLAYS ARE ENCOUNTERED, THEY SHALL BE REMOVED WITHIN THE ROADWAY AND PARKING AREAS ONE FOOT BELOW THE SURGRADE EXTENDING HORIZONTALLY TO THE OUTSIDE EDGE OF THE SHOULDER AREA.
9. PRIME COAT SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. PRIME COAT SHALL BE RC-70 OR ASPHALT EMULSION PRIME (AEP). PRIME COAT SHALL BE APPLIED AT A RATE OF APPLICATION NOT LESS THAN 0.10 GALLONS PER SQUARE YARD FOR LIMEROCK BASES AND NOT LESS THAN 0.15 GALLONS PER SQUARE YARD FOR SHELL ROCK OR COQUINA SHELL BASES.
10. TACK COAT - BITUMINOUS TACK COAT SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT SPECIFICATIONS, LATEST EDITION AND SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD, UNLESS A VARIATION IS APPROVED BY THE ENGINEER.

**STORMWATER POLLUTION PREVENTION PLAN NOTES**

**Closed Circuit TV Inspection (CCIV) Notes (Applicable if dewatering to City stormwater assets)**

- a) Contractor shall provide CCIV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and EQSI construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCIV to City STW OPS when applying for a demolition permit at the City's building department.
  - i. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
  - ii. If debris is found in the City's stormwater systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
  - iii. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.
- c) Contractor shall provide the EQSI construction videotapes to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.

**Pollution Prevention Notes (Applicable to most site developments)**

- a) Contractor shall adhere to the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A notice of intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the outside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP).
- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and off-site, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
  - i. In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporary construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch coarse Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
  - ii. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
  - iii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
  - iv. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
  - v. Sweeping of public roadways shall be done periodically as condition demand.
- h) Dust generated from construction shall be minimized by daily watering of the site.
- i) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request. The inspection report shall include at a minimum the following information:
  - Name of inspector and his/her qualifications in erosion and sedimentation control
  - Date of the inspection
  - Rainfall rate
  - Observations about the SWPP
  - Actions taken by contractor for all incidents of non-compliance with permit(s)
  - Certification that the facility is in compliance with the SWPP and permit(s)

If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit from regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

**Dewatering Notes (Applicable if dewatering activities are anticipated)**

- a) The applicant shall use Broward County's latest Plate WM 2.1 - Future Conditions for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 - Future Conditions average wet season ground water levels can be accessed through the following link: <http://bcp.sos.mps.org/spps/View/index.html?appid=70c3f3f6-b8748c28e4327199e284444>
- b) If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit from regulatory agencies such as the South Florida Water Management District and environmental groups.
- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
- d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.

**ADDITIONAL GENERAL NOTES**

**DEFINITIONS**

1. CITY - THE CITY OF FORT LAUDERDALE
2. CONTRACTOR - UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS
3. ENGINEER - ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION

**PROCEDURE**

1. A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY WATER AND SEWER CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE CITY, CONTRACTOR, SUBCONTRACTORS, ENGINEER AND OTHER INTERESTED PARTIES.
2. ANY REVISIONS TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. A MINIMUM OF THREE (3) COPIES OF THE CURRENT APPROVED PROJECT LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULED PRE-CONSTRUCTION MEETING. ALL PIPE MANUFACTURERS SHALL SUBMIT THREE (3) COPIES OF AN AFFIDAVIT THAT THE PIPE AND COARINGS WERE MANUFACTURED IN ACCORDANCE WITH AASHTO M28.28-91.
4. ALL APPLICABLE PERMITS MUST BE OBTAINED WITH COPIES PROVIDED TO THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
6. ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED BY THE CITY PRIOR TO CONSTRUCTION. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
7. THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL NOTIFY THE CITY AND NOTIFY THE RESPECTIVE UTILITY OWNER TO RESOLVE THE UTILITY CONFLICTS AND THE UTILITY ADJUSTMENTS AS REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS OF ALL OTHER UTILITY FACILITIES.
10. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS AND TESTS WITH THE CITY A MINIMUM OF 24 HOURS IN ADVANCE.
11. CONTRACTOR SHALL NOT DISTURB EXISTING CITY MAINS OR STRUCTURES WITHOUT THE PRESENCE OF A CITY INSPECTOR. CITY UTILITY SYSTEM VALVES AND APPURTENANCES MAY ONLY BE OPERATED BY CITY PERSONNEL.
12. FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE CITY.
13. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF THE WORK, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL ASPECTS OF THE PLANS AND SPECIFICATIONS.
14. PAVING, DRAINAGE AND TRAFFIC CONSTRUCTION SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND DESIGN STANDARDS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) UNLESS SHOWN OTHERWISE.
15. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF FLORIDA, AND SUBMITTED BY THE CONTRACTOR TO THE CITY.
16. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 353-08 FOR PROTECTION OF UNDERGROUND GAS PIPE LINES.
17. CONTRACTOR SHALL NOTIFY SUNSHINE STATE ONE (1-800-432-4770) 48 HOURS IN ADVANCE OF CONSTRUCTION.

**GENERAL NOTES**

1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL ELEVATIONS REFER TO N.A.S.D. 1988. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION 7.0' (WHICH IS ABOVE THE 100-YEAR FREQUENCY STRUCTURE).
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE USED AS PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
11. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
12. ENVIRONMENTAL ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.
13. ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE LOCAL UTILITY STANDARDS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4770 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES.
15. CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.1
16. ALL CONSTRUCTION ACTIVITY, INCLUDING TRENCHING, IS TO BE A MINIMUM OF SIX FEET FROM THE BASE OF ANY TREE THAT IS DESIGNATED TO REMAIN.
17. ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TO THE LANDSCAPING OF THE SITE.
18. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED PERMITS.
19. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM (LATEST ED.).
20. LANE CLOSURES WITHIN THE FDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF 8AM-5PM, MONDAY-FRIDAY EXCLUDING GOVERNMENTAL HOLIDAYS. MAINTENANCE OF TRAFFIC SHALL BE PROVIDED IN ACCORDANCE WITH INDEX 613 OF THE FDOT DESIGN STANDARDS (LATEST ED.).

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IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Know what's below.  
Call before you dig.

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**NOT FOR CONSTRUCTION**

**GENERAL NOTES FOR:**

**ITOWN**

**208-210 SE 9TH ST**

**FT. LAUDERDALE, FLORIDA**

**ENGINEERS - ENVIRONMENTAL CONSULTANTS**

208 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6506  
1000 W. WYOMING STREET, SUITE 200  
FORT LAUDERDALE, FLORIDA 33404  
PHONE: (954) 774-8500 FAX: (954) 271-8558

**DRAWN:**  
B.A.B.

**CHECKED:**  
J.A.P.

**DATE:**  
3/08/19

**JOB NO.**  
18098-DTL

**SHEET NO.**  
5 OF 8

DATE: 3/7/19  
REVISED PER CITY COMMENTS OF: 1/29/19

NOT RECORDED  
DATE: 3/7/19  
NO. 10  
DRAWN BY: J.A.P.  
CHECKED BY: B.A.B.  
SCALE: AS SHOWN  
PROJECT NO.: 18098-DTL  
SHEET NO.: 5 OF 8

**LEGEND:**

SYMBOL	DESCRIPTION
	WATER METER BOX
	EXISTING VALVE
	PROPOSED VALVE
	FIRE HYDRANT
	BENCH MARK
	TREE
NBC	NAIL IN BOTTLE CAP
NIA	NAIL IN ASPHALT
— GAS —	GAS LINE
— WTR —	WATER MAIN
— T/D —	BURIED TELEPHONE
— I/D —	BURIED CABLE
— EUG —	UNDERGROUND ELECTRIC
— FM —	FORCE MAIN
— OHW —	OVERHEAD WIRES
— X — X —	CHAIN LINK FENCE
====	WOOD FENCE
###	EXISTING ELEVATION
	SOIL BORING LOCATION MARK
	SOIL TYPE SEPERATION MARK

**WATER SYSTEM NOTES:**

**PIPE D.I.P.**

1. Ductile iron water main pipe shall conform to the requirements of A.N.S.I./A.W.W.A. C-151/A-21.51-02 and lined and coated per A.N.S.I./A.W.W.A. C-104/A-214-03, 20" and smaller pipe shall be pressure class 350, 24" and larger, pipe shall be pressure class 250.

2. All DIP shall have adequate protective measures against corrosion and it shall be used only if as determined by the design engineer, based on field conditions.

3. All DIP shall be installed in accordance with A.N.S.I./A.W.W.A. C-60C-95, or latest revision.

**PIPE P.V.C.**

4. All P.V.C. mains shall be series 1120, class 150 (DR 18) pressure pipe, conforming to A.N.S.I./A.W.W.A. C-900-07, or latest revision, and shall have push on joints, and iron pipe O.D.

5. All P.V.C. pipe shall be installed in accordance with the Uni-Bel plastic pipe Association's "Guide for installation of P.V.C. pressure pipe for Municipal water distribution system". Water distribution pipe shall be of "BLUE" color. All water main installations shall comply with the color coding requirements of Chapter 62-555.320(21)(b)3 F.A.C. (Florida Administrative Code).

6. Detector tape on all P.V.C. mains shall be installed 18" above the water main.

7. All P.V.C. mains must have #6 copper wire, single strand, placed on top of pipe, shall be electrically continuous over the entire length of the pipe, and fastened every 10' with a #12 wire.

**FITTINGS**

8. Fittings shall be ductile iron meeting A.N.S.I./A.W.W.A. C153/21.00 and shall be coated with 6 to 8 mil. thickness coal tar epoxy conforming to the requirements of A.N.S.I./A.W.W.A. C550-05 and C116/A21.03.

9. Restrained joint pipe shall be used for all benches, tees, crosses, plugs, and fire hydrants. Thrust blocks shall not be allowed.

10. Retainer glands/mechanical joint restraint shall be used only if authorized by the Engineer and shall conform to A.N.S.I./A.W.W.A. standards C 111/A-21.11-03, or latest revision.

11. All glands shall be manufactured from ductile iron as listed by underwriter's laboratory for 250 P.S.I. minimum water pressure rating.

12. Glands shall be CLOW Corporation model F-1058, standard fire protection equipment company, or approved equal.

**VALVES**

13. Tapping valves shall be Mueller H667 or approved equal.

14. Tapping sleeves shall be Mueller H615 or approved equal.

15. Gate valves 3" or less shall be NBCCO T-133 OR T-136 with malleable hand wheels. No substitutions allowed.

16. Gate valves 4" or larger shall meet A.W.W.A. C-500-02 specification (latest revision). Valves shall be Mueller Co. or approved equal.

17. All valves shall be furnished with extension type cast iron valve boxes of proper depth for pipe depth. All boxes shall conform with A.W.W.A. specifications with a shaft of no less than 5 inches and have the word "WATER" cast in the cover. Base of valve box shall have a flared section to fit over stuffing box of valve.

**HYDRANTS**

18. Fire hydrants shall be breakaway Mueller Super Centurion 250, US Pipe Metropolitan 250, American Daring B-84B, Clow Medalion, or approved equal.

19. Fire hydrants shall be installed with the center of the nozzle 18" above finished grade.

20. Dead-end water mains 6" or larger shall terminate with a fire hydrant.

**PLACEMENT**

21. All water mains shall be installed with a minimum cover of 36" for P.V.C. and 30" for DIP except where shown differently on plans.

22. A continuous and uniform bedding shall be provided. Backfill material shall be tamped in layers around the pipe as shown on the plans and/or City of Fort Lauderdale Construction Standards and Specifications, January 1982. Rocks or stones larger than 3/4" diameter found in the trench shall be removed to a depth of at least 6" below the bottom of the pipe.

23. Pipe deflection shall not exceed 75% of the maximum deflection recommended by the manufacturer.

**SEPARATION**

24. Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18" between the invert of the upper pipe and the crown of the lower pipe whenever possible.

25. Where sanitary sewer force mains must cross a water main with less than 18" vertical separation, both the sewer and water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6" must be maintained at all crossings.

A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations wherever possible.

The preferred separation between water mains and sewer mains shall be 10 feet. In cases where it is not possible to maintain a 6 foot horizontal separation between the water mains and sewer mains, one of the following conditions must be met. The minimum separation between water and sewer mains shall be 3 feet.

**SEPARATION (CONT'D)**

27.a The water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such elevation that the bottom of the water main is at least 18 inches above the top of the sewer.

27.b The sewer or force main is encased in concrete or a watertight carrier pipe.

27.c Both the sewer and the water main are constructed of pressure pipe tested to 150 p.s.i.

28. Where it is not possible to maintain a vertical distance of 18" in parallel installations, the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP with a minimum vertical clearance of 6". The water main should be above the sewer. Joints on the water main shall be located as far apart as possible from the joints on the sewer or force main (staggered joints).

29. All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).

30. Where a new pipe conflicts with an existing pipe with less than 18" vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.

**TESTING DISINFECTION**

31. Pipe shall be tested under constant pressure of 155 P.S.I. for a minimum test period of 2 hours and shall not exceed the leakage requirements as per A.N.S.I./A.W.W.A. specifications of C-600-05 leakage formula:

Q = QUANTITY OF MAKEUP WATER (IN GALLONS PER HOUR)  
L = LENGTH OF PIPE SECTION BEING TESTED, (IN FEET)  
D = NOMINAL DIAMETER OF THE PIPE, (IN INCHES)  
P = AVERAGE TEST PRESSURE DURING THE HYDROSTATIC TEST, (IN POUNDS PER SQUARE INCH GAUGE)

32. The City of Fort Lauderdale Public Services Department will take all bacteriological tests, to be scheduled via inspector. If otherwise specified in contract detailed specification and/or authorized by the engineer of record, bacteriological tests may be performed by a certified environmental testing laboratory.

33. Disinfection of mains shall comply with A.N.S.I./A.W.W.A. C-651-05 standard. Bacteriological sampling points shall be designated on the engineering plans. Minimum one sampling point at each end. Maximum space between sampling points is 200 feet.

**CONNECTION**

34. All connections to existing mains shall be made under the direction of the City of Fort Lauderdale.

35. There shall be no connection to an existing water main until pressure and bacteriological tests have been conducted and the results are approved and accepted by the City of Fort Lauderdale.

**SERVICE CONNECTIONS**

36. All meter service connections shall be bronze from plug valve. No gate valves are to be used (2" or less).

37. Service saddles shall be ductile iron with stainless steel straps. Saddles shall be double strap type. All service saddles shall conform to A.N.S.I./A.W.W.A. C 111/A-21.11-00 and A.S.T.M. A568.

38. All service lines shall be copper tubing, type "K", or plasticized polyethylene 340B, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.

**GENERAL NOTE:**

ALL EXISTING 2" WATER MAINS ARE TO BE CAPPED AND ABANDONED IN PLACE. NEW WATER SERVICE LINES SHALL BE INSTALLED TO SERVICE THE EXISTING PROPERTIES.



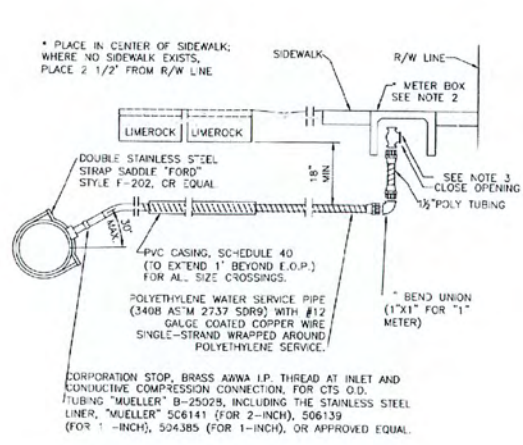
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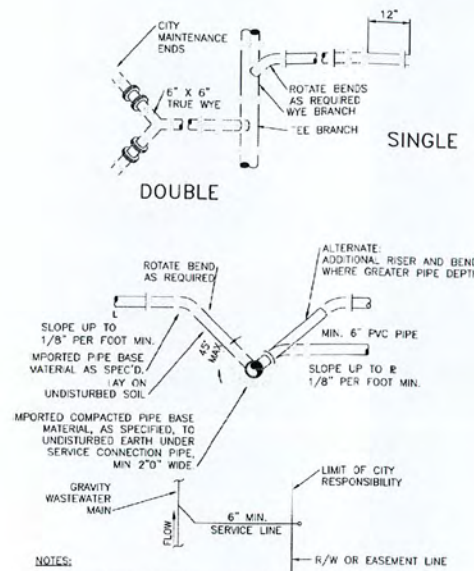
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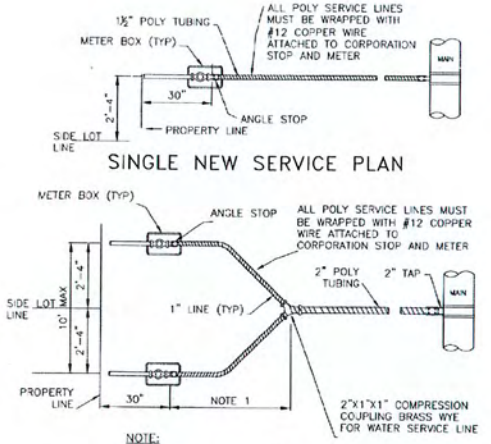
 EnviroDesign Environmental Consultants 208-210 SE 9TH ST FT. LAUDERDALE, FLORIDA Phone: (954) 274-8550	GENERAL WATER NOTES FOR: ITOWN 208-210 SE 9TH ST FT. LAUDERDALE, FLORIDA	DATE: 3/7/19 REVISIONS: NO. DATE: 3/7/19 BY: B.A.B. REVISION PER CITY COMMENTS OF 1/29/19
DRAWN: B.A.B.	CHECKED: J.A.P.	DATE: 3/08/19
JOB NO. 18096-DTL	SHEET NO. 6 OF 8	MAR 2 2019



TYPICAL WATER SERVICE INSTALLATION (300)

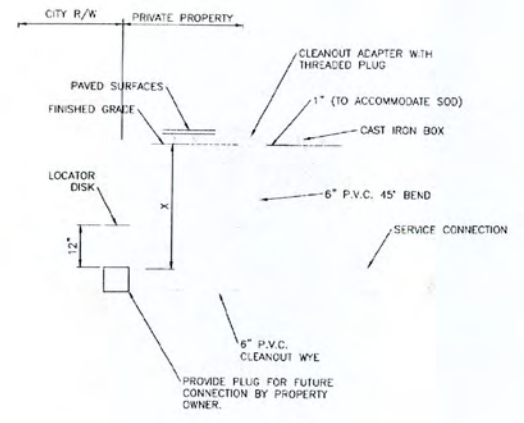


TYPICAL WASTEWATER SERVICE CONNECTION (208)

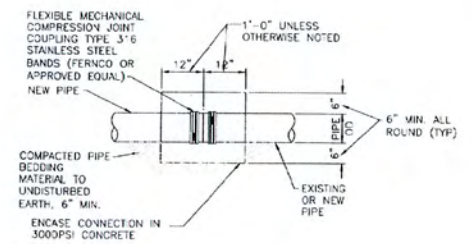
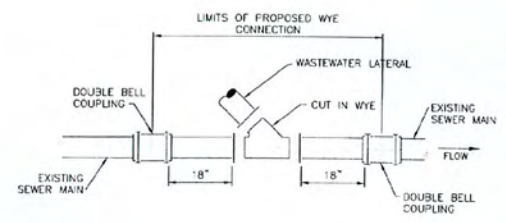


DOUBLE NEW SERVICE PLAN

TYPICAL WATER SERVICE (301)



TYPICAL CLEANOUT INSTALLATION (209)



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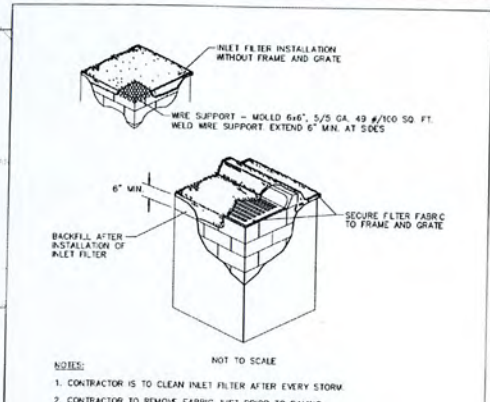
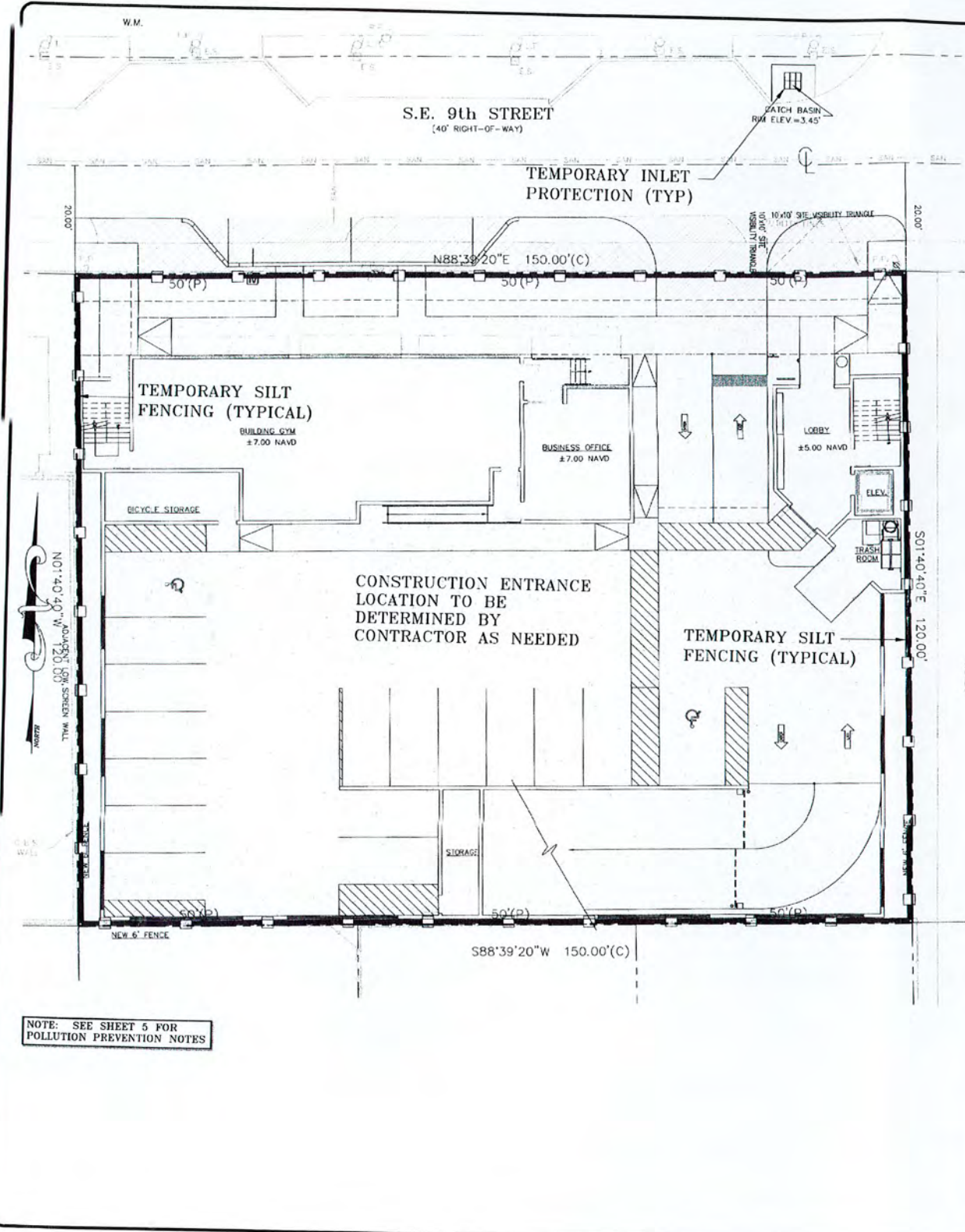
"NOT FOR CONSTRUCTION"

WATER & WASTEWATER DETAILS FOR:  
ITOWN  
208-210 SE 9TH ST  
FT. LAUDERDALE, FLORIDA

EnviroDesign Associates, Inc.  
ENGINEERS • ENVIRONMENTAL CONSULTANTS  
288 Pineapple Drive, Weyand City, Georgia 33444  
Phone: (813) 274-8500 Fax: (813) 274-8508

REVISIONS: REVISION FOR CITY COMMENTS OF 1/29/19  
DATE: 3/2/19  
BY: B.A.B.

DRAWN: B.A.B.  
CHECKED: J.A.P.  
DATE: 3/06/19  
JOB NO. 18096-DTL  
SHEET NO. 7 OF 8

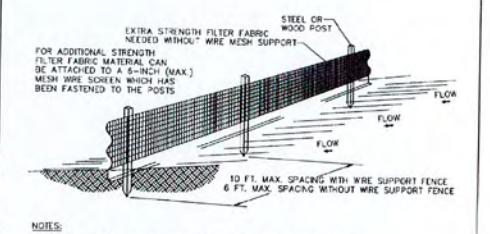


**NOTES:**

- CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
- CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

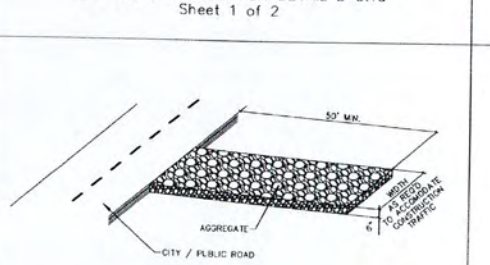
A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.



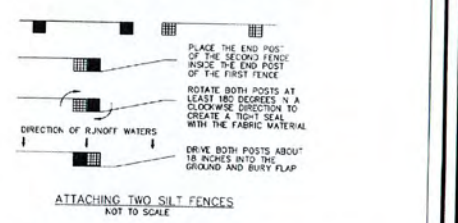
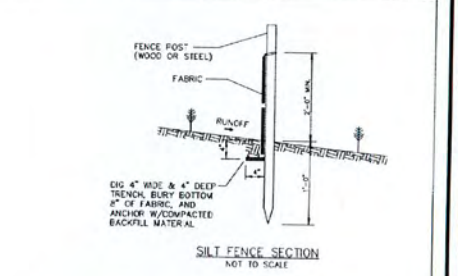
**NOTES:**

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG. THE WIRE, OR HOG RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE. FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
- ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO DEP.



**NOTE:**  
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (DOT AGGREGATE NO. 1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND FORECAST AREA.

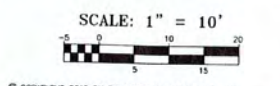
- EROSION CONTROL NOTES DETAIL D9.1**
- THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THE SUPERVISOR IS PROVIDED FOR THE CONVEYANCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADEQUACY TO THE REQUIREMENT SET FORTH IN THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE ADEQUACY HAVING SATISFACTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
  - APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
  - INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY OR AFTER EACH RAINFALL EVENT. REPAIR AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY AS NEEDED.
  - KEEP EROSION CONTROL MEASURES WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
  - FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
  - DRAINAGE ALLEYS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
  - ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
  - EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
  - WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
  - ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF LAUDERDALE.
  - SEEDING FROM MAINTENANCE OPERATIONS SHALL BE RETAINED ON-SITE IN A CONTIGUOUS AREA.



SILT FENCE INSTALLATION DETAIL D.9.1b  
Sheet 2 of 2

NOTE: SEE SHEET 5 FOR POLLUTION PREVENTION NOTES

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POLLUTION PREVENTION PLAN FOR:  
ITOWN  
208-21C SE 9TH ST  
FORT LAUDERDALE, FLORIDA

EnviroDesign Associates, Inc.  
ENGINEERS • ENVIRONMENTAL CONSULTANTS  
208 Pineapple Court, Fort Lauderdale, Florida 33444  
Phone: (954) 274-8500 Fax: (954) 274-8500

DATE: 3/16/19  
REVISED PER CITY COMMENTS OF 1/22/18

DRAWN: B.A.B.  
CHECKED: J.A.P.  
DATE: 3/08/19  
JOB NO. 18096-ENG  
SHEET NO. 8 OF 8



**Sec. 47-13.20.D. -Density in the RAC-TMU District and RAC-RPO District.**

Requesting a variance from the requirement of Section 47-13.20.D. of the ULDR that effectively limits the maximum density of a development within the RAC-RPO district to fifty (50) dwelling units per net acre to allow the development of a 41 unit multi-family project with a calculated density of 100 dwelling units per acre. The request for the increased density does not violate the density limitation of the Downtown Regional Activity Center (DRAC) Future Land Use of the City of Fort Lauderdale Comprehensive Plan Future Land Use Element.

Prepared by and return to:

Evette Arguinzoni  
Paralegal  
Joseph M. Balocco Jr., P.A.  
1323 SE Third Avenue  
Fort Lauderdale, FL 33316  
954-764-0005  
File Number: Balocco 17-134  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 9th day of May, 2017 between Joseph M. Balocco, Jr., as Trustee of the Joseph M. Balocco, Jr., P.A. 401(K) Profit Sharing Plan whose post office address is 1323 SE Third Avenue, Fort Lauderdale, FL 33316, grantor, and Capital Amirey Nadlan LLC, a Florida limited liability company whose post office address is 504 Woodgate Circle, Sunrise, FL 33326, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 4 and 5, Block 4, TARPON RIVER PARK, according to the plat thereof, as recorded in Plat Book 15, Page 44, Public Records of Broward County, Florida.

Parcel Identification Number: 504210-73-0500

Subject to comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; outstanding oil gas and mineral rights of record without right of entry; unplatted public utility easements of record; and taxes for year of Closing and subsequent years.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Name: EVETTE ARGUINZONI  
*[Signature]*  
Witness Name: JANETTE TILFER

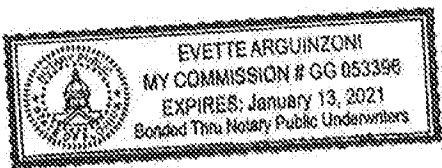
Joseph M. Balocco, Jr., P.A. 401(K) Profit Sharing Plan

By: *[Signature]*  
Joseph M. Balocco, Jr., Trustee

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2017 by Joseph M. Balocco, Jr., Trustee of Joseph M. Balocco, Jr., P.A. 401(K) Profit Sharing Plan, on behalf of said firm. He  is personally known or  has produced a driver's license as identification.

[Notary Seal]



*[Signature]*  
Notary Public  
Printed Name: Evette Arguinzoni  
My Commission Expires: Jan 13, 2021