

ARTHAUS

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CITY OF FORT LAUDERDALE, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT

SUBMITTAL FOR:

DEVELOPMENT REVIEW COMMITTEE (DRC)

July 18th, 2025

PROJECT TEAM

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PREPARED FOR:

Moderno Development Group

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GENERAL NOTES:
- PROPOSED PROJECT SHALL COMPLY WITH FBC SECTION 403 HIGH-RISE BUILDINGS

OCCUPANCY CLASSIFICATION - MIXED USE
M - MERCANTILE
INCLUDES AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE OR PORTION THEREOF, FOR THE DISPLAY AND SALE OF MERCHANDISE AND INVOLVES STOCKS OF GOODS, WARES OR MERCHANDISE INCIDENTAL TO SUCH PURPOSES AND ACCESSIBLE TO THE PUBLIC.

R-2 - RESIDENTIAL
RESIDENTIAL OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE

S-2 - LOW HAZARD STORAGE
INCLUDES, AMONG OTHERS, BUILDINGS USED FOR THE STORAGE OF NONCOMBUSTIBLE MATERIALS

CONSTRUCTION TYPE
TYPE 1-A , SPRINKLERED

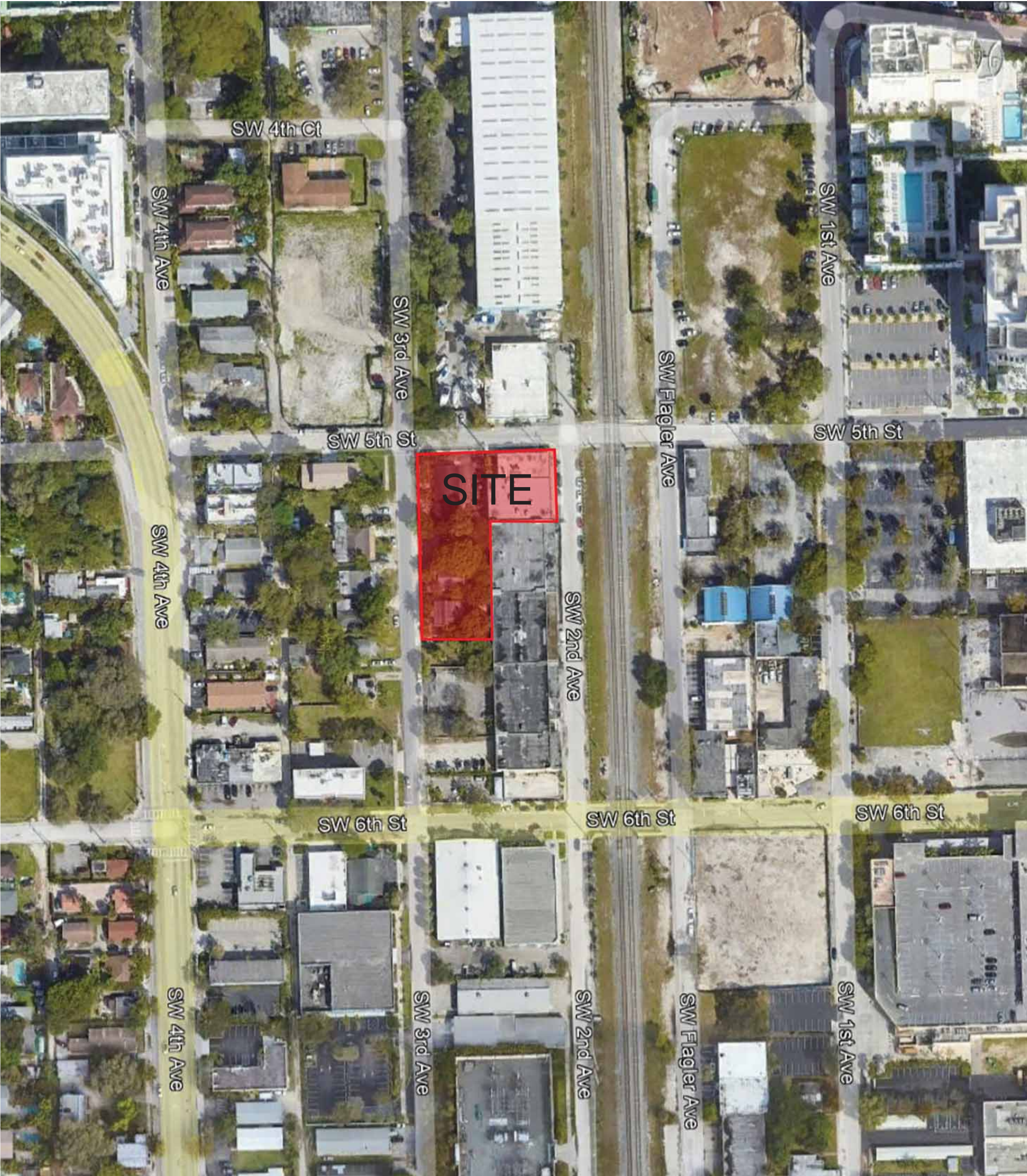
FIRE SPRINKLER SYSTEM
THE PROPOSED BUILDING IS TO INCORPORATE A COMPLETE SUPERVISED SPRINKLER SYSTEM AND FIRE ALARM SYSTEM. FIRE ALARM SHEETS FA, AND FIRE PROTECTION SHEETS FS TO BE PROVIDED DURING THE PERMITTING PROCESS.

PARKING GARAGE
THE PROPOSED PARKING GARAGE COMPONENT OF THE BUILDING IS DESIGNED TO BE MECHANICAL VENTILATED AS PER FBC 406.6.2
THE MAJOR APPLICABLE CODES FOR THE PROJECT INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- BUILDING CODE
FBC FLORIDA BUILDING CODE, 8TH EDITION (2023).
- FIRE PREVENTION/LIFE SAFETY CODE
FFPC FLORIDA FIRE PREVENTION CODE, 8TH EDITION
- ELECTRICAL CODE
NFPA 70 NATIONAL ELECTRICAL CODE® (NEC), 2023 EDITION.
- MECHANICAL CODE
FBC-M FLORIDA BUILDING CODE - MECHANICAL, 8TH EDITION.
- PLUMBING CODE
FBC-P FLORIDA BUILDING CODE - PLUMBING, 8TH EDITION.
- MAJOR NFPA STANDARDS
- NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS, 2022 EDITION.
- NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
- NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2024 EDITION.
- NFPA 20 STANDARD FOR INSTALLATION OF STATIONARY FIRE PUMPS FOR FIRE PROTECTION, 2022 EDITION.
- NFPA 72® NATIONAL FIRE ALARM AND SIGNALING CODE®, 2022 EDITION.
- NFPA 88A STANDARD FOR PARKING GARAGE STRUCTURES, 2023 EDITION.
- NFPA 90A STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS, 2024 EDITION.
- NFPA 92 STANDARD FOR SMOKE CONTROL SYSTEMS, 2024 EDITION.
- NFPA 110 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2022 EDITION.

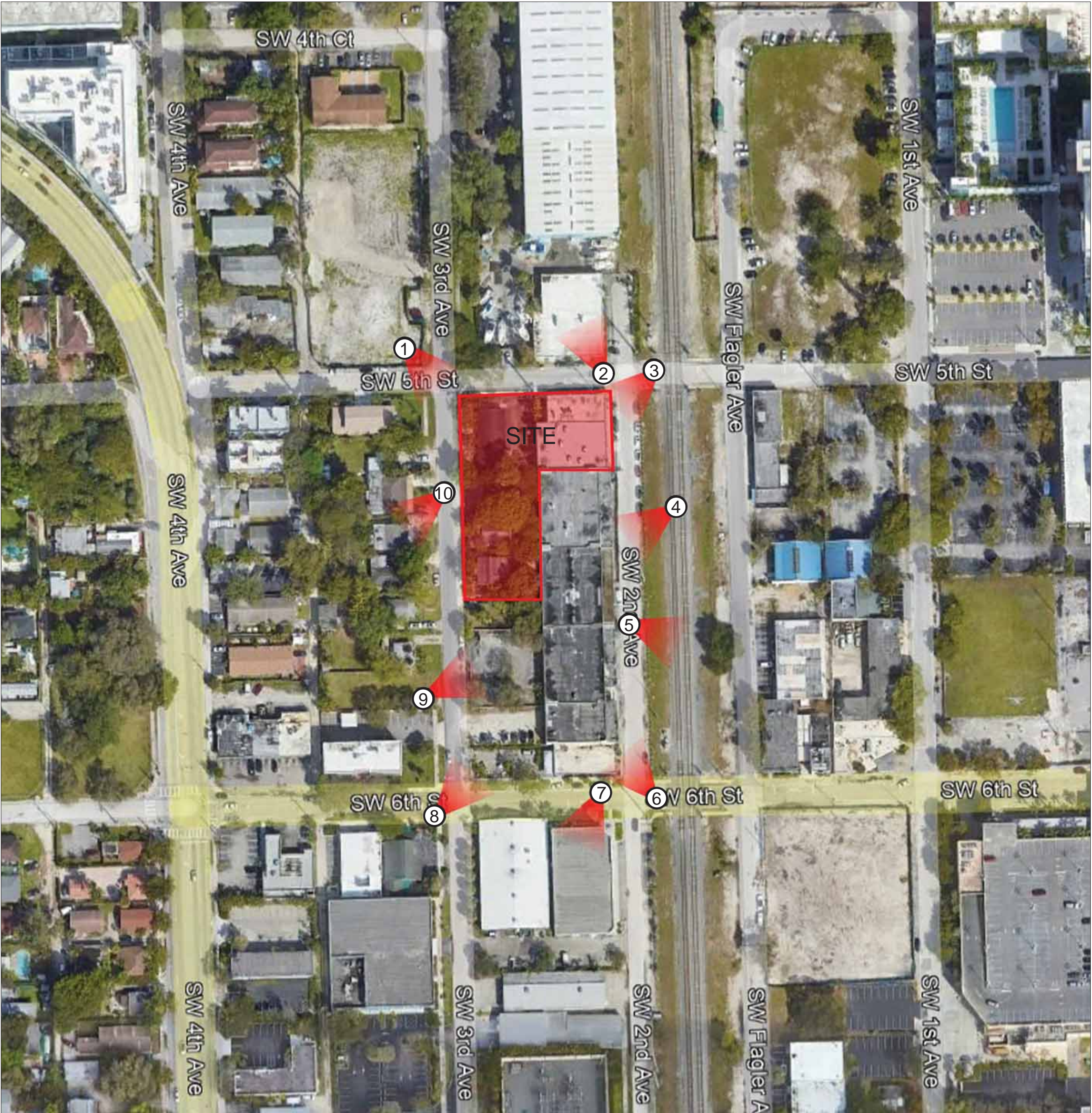
- FAIR HOUSING ACT DESIGN MANUAL, 1998
Project site, building and units must meet or exceed Fair Housing Accessibility requiremens as published in the Federal Register Volume 56 Number 44 on March 6,1991.
The following 7 Requirements must be addressed in meeting the guideline:

- Requirement 1 : Accessible Building Entrance on an Accessible Route
- Requirement 2 : Accessible and Usable Public and Common Use Areas
- Requirement 3 : Usable Doors
- Requirement 4 : Accessible Route Into and Through the Dwelling Unit
- Requirement 5 : Light Switches, Electrical Outlets, Thermostats and Other Environmental Controls in Accessible Locations
- Requirement 6 : Reinforced Walls for Grab Bars
- Requirement 7 : Usable Kitchens and Baths



1
A001

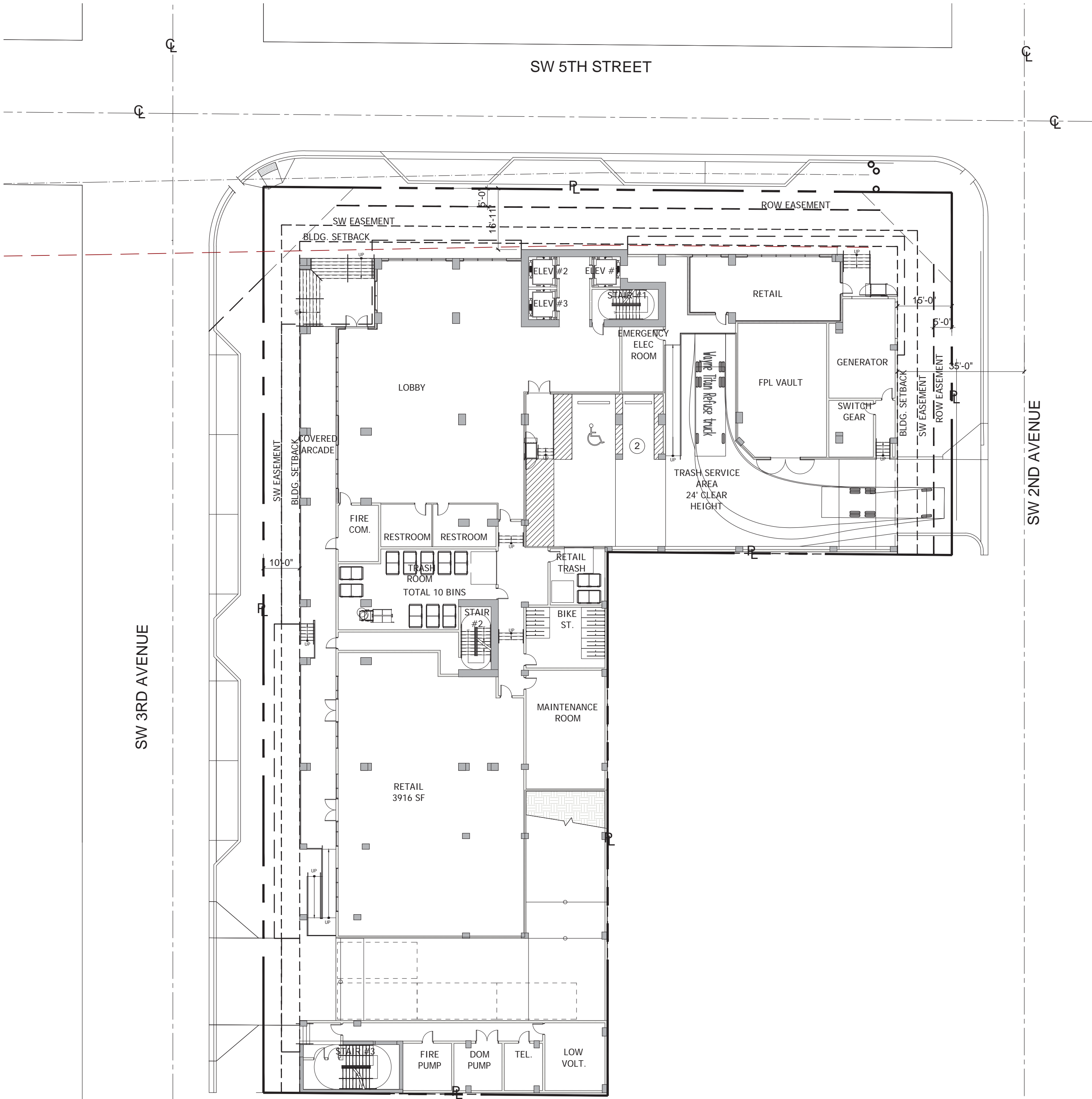
AERIAL AND GENERAL NOTES
N.T.S



1
A002

AERIAL EXHIBIT

N.T.S



2 WASTE PICKUP GROUND FL PLAN - TRUCK EGRESS PATH
A003 1" = 20'-0"

PROPOSED SOLID WASTE AND RECYCLING PLAN

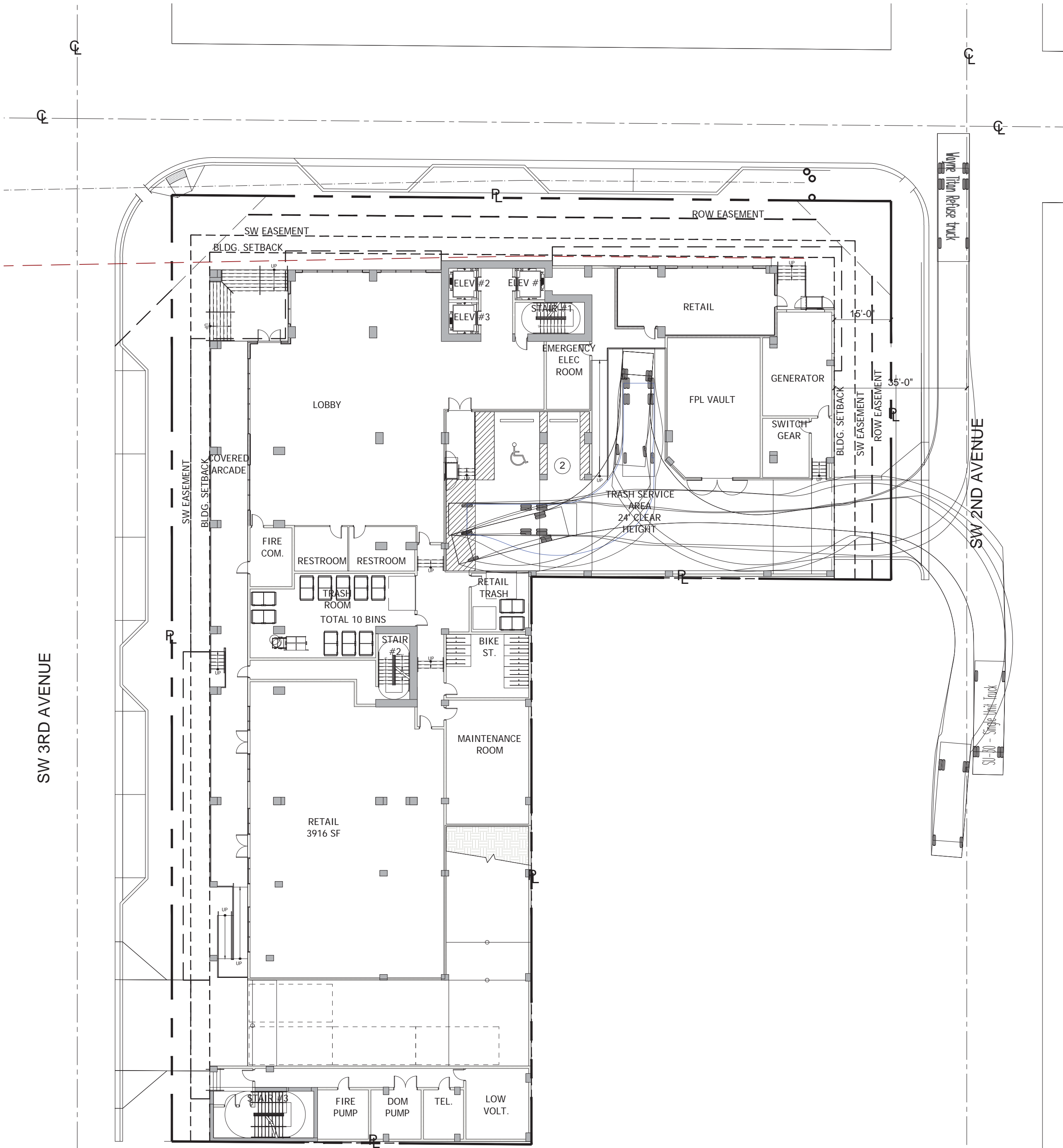
1. Residential units (265 units) will be served with 1 solid waste trash chute which terminate at enclosed trash room on ground level. One compactor will be provided (Wilkinson Hi-Rise Model 400-C5). The room is provided with total of 8- 2 cy containers. (5 bins required+ 3 additional bins for servicing) Per calculations below, residential units could produce total of 172.25 CY per week. Based on five times a week pickup schedule, solid waste service will be for 34.45 CY.
2. Retail and potential restaurant use will be serviced by one Accu-Pak vertical compactor with a compaction ratio of 3. Per projection below, retail and restaurant use will produce 1.6 cy waste after compaction.
3. The service, loading and unloading will be coordinated and actively managed by the property management company.

Estimated Waste Loads - Residential

- Solid Waste
1. 265 units are estimated to produce 172.25 cubic yards (CY) of solid waste per week.
 2. Given the Specified Wilkinson model 400 2 CY Compactor Unit, with a compaction ratio of 4 the estimate waste will result in 8.61 CY.
 3. 2 CY containers shall be provided which will result in 5 containers for five times a week.

Recyclables- Residential

Management will provide recycling bins to the residents and inform them about the recyclable materials as per the City of Fort Lauderdale guidelines. The management will periodically collect recycled materials from residents and will store within the trash room in 2cy bins for pickup by Recycling Service Provider. Total of 2 bins will be provided for the residential trash room.



1 WASTE PICKUP GROUND FL PLAN - TRUCK INGRESS PATH
A003 1" = 20'-0"

MINIMUM SERVICES REQUIREMENTS - ARTHAUS								
	GENERATION RATES	SERVICE LEVELS	UNITS/ROOMS	AREA (SQ. FT)	CY/WEEK SOLID WASTE	CY/FIVE TIMES A WEEK WASTE	COMPACTOR RATIO	AFTER COMPACTION
ARTHHAUS								
PER 10,000 SQ FT								
RETAIL	4 LBS/ 100 SF / DAY	31 CY/ WEEK		2,687	8.32	2.77	3	0.92 CY
RESTAURANT	2 LBS/ MEAL / DAY	31 CY/ WEEK		2,000	6.2	2.06	3	0.68 CY
RESIDENTIAL	1 TON / UNIT/ YEAR	0.65 CY/ UNIT/ WEEK	265		172.25	34.45	4	8.61 CY

CY= CUBIC YARD
DISPOSAL FACTOR: 90 LBS/ CUBIC YARD

VICTOR K. YUEAR0013087

AR0013087
No. IssueDate

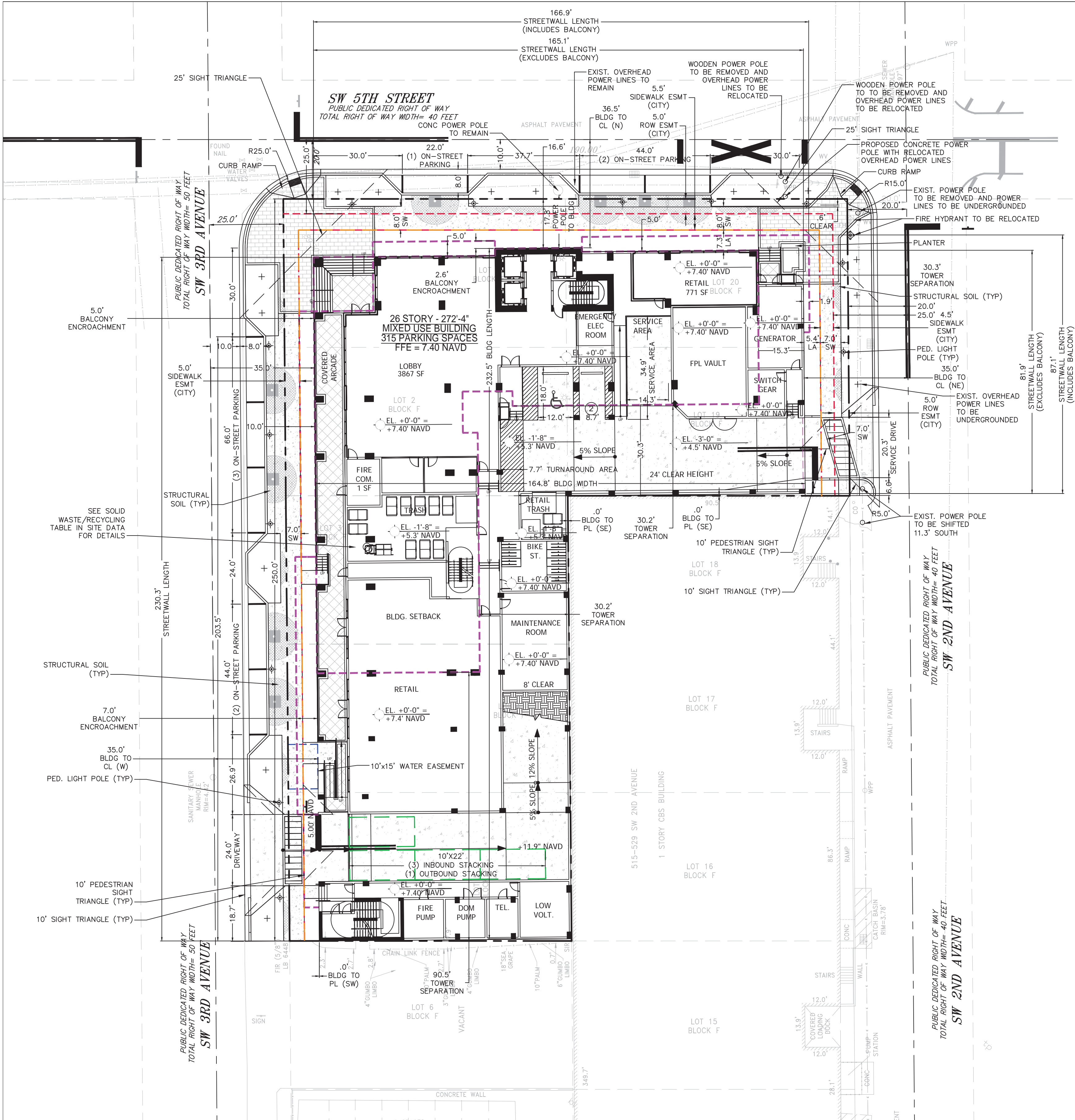
ARTHHAUS

FORT LAUDERDALE, FLORIDA
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WASTE PICKUP EXHIBIT

Job No.: DY2022334
Date: 06/16/2025
Checked:
Drawn:

A003



SETBACK TABLE

	REQUIRED	PROVIDED
FRONT YARD (WEST) - SW 3RD AVENUE	35' TO CL	35.0' BLDG TO CL
REAR YARD (SOUTH) - ADJ PROPERTY	0' from PL	0' from PL (SE) 0' from PL (SW)
SIDE YARD (NORTH) - SW 5TH STREET	35' TO CL	36.5' BLDG from CL*
SIDE YARD (EAST) - SW 2ND AVENUE	35' TO CL	35.0' BLDG TO CL (NE) 0.0' BLDG TO PL (SE)

*BUILDING REQUIRED TO BE 15' FROM EXISTING LIGHT POLE INDICATED ON SITE PLAN (17.8' PROVIDED FROM TRANSMISSION POLE TO BUILDING)

DRT TABLE

NEAR DOWNTOWN:	REQUIRED:	PROPOSED:	DEVIATION:
Max. Bldg Height	30 floors	26 stories	NO
Max. Bldg Streetwall Length	300'	SW 2ND AVE: 81.9' (BLDG) SW 2ND AVE: 88.8' (BLDG & BALCONY) SW 5TH ST: 165.3' (BLDG) SW 5TH ST: 166.9' (BLDG & BALCONY) SW 3RD AVE: 230.3' (BLDG) SW 3RD AVE: 230.3' (BLDG & BALCONY)	NO
Max. GSF of Bldg Tower Floor Plate Size	Residential: 12,500 for entirety of bldg tower up to 30 floors high	12,455 sf	NO
Max. Bldg Podium Height	7 Floors	7 Floors	NO
Min. Bldg Tower Step Back	15' (ROW stepback)	15'-1" E PL 0'-0" W PL 0'-0" N PL	NO YES YES
Min. Separation b/t Towers	60' 30" minimum on subject property if adjacent to abutting lot under separate ownership	30'-1" (S-East) 89'-0" (S-West) 30'-1" (E)	NO NO NO
Min. Residential Unit Size	400 sf	472 sf	NO

ENCROACHMENTS

		MINIMUM:	MAXIMUM:
Building Setback Encroachments	North	6"	2'-10"
	South	N/A	N/A
	East	1'-10"	2'-0"
	West	2'-0"	7'-0"
30' Tower Separation Encroachments	North	N/A	N/A
	South	2"	4'-8"
	East	1'-10"	5'-0"
	West	N/A	N/A

UNIT MIX DATA:

PARKING DATA:	#MARKET RATE UNITS	#AFFORDABLE UNITS	TOTAL # UNITS	% OF TOTAL	AREA	AVERAGE
STUDIO	88	18	106	40%	54,497 SF	514 SF
ONE BEDROOM	115	21	136	51%	102,153 SF	751 SF
TWO BEDROOM	19	4	23	9%	24,374 SF	1,059 SF
TOTAL	222	43	265	100%	181,024 SF	683 SF

WATER/WASTEWATER SERVICE PROVIDER:

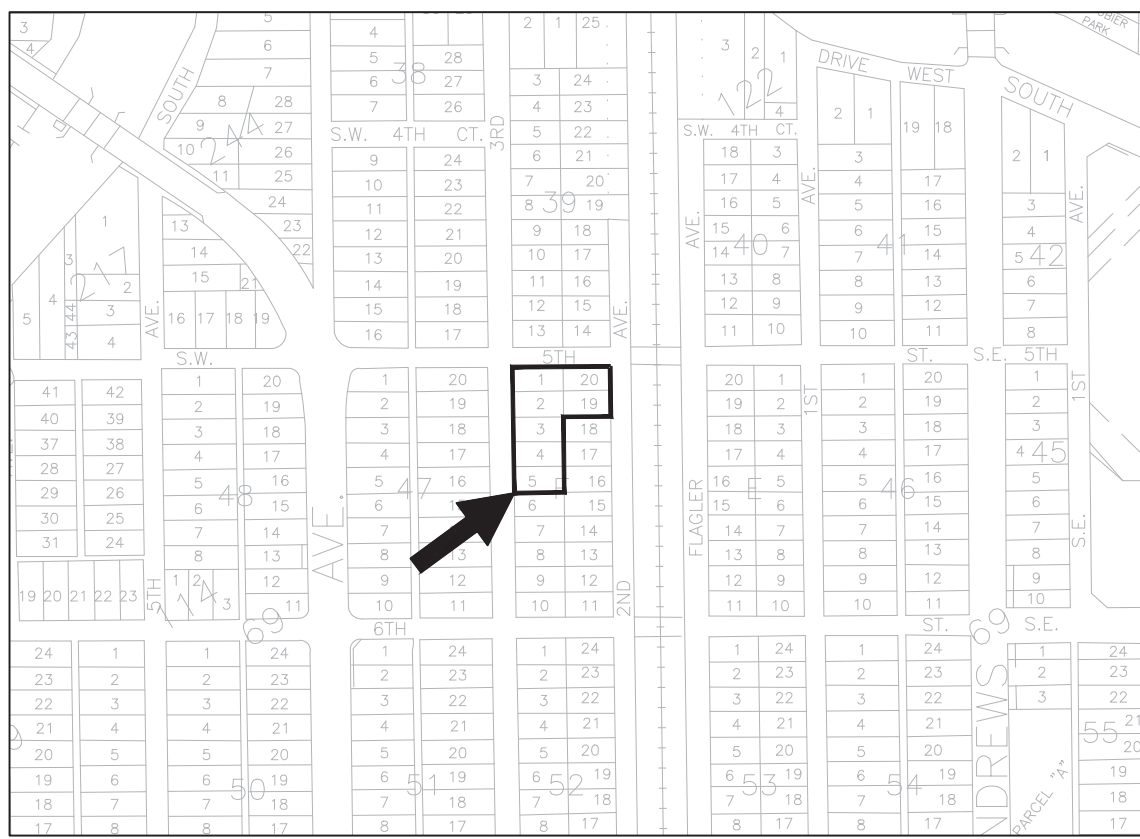
* CITY OF FORT LAUDERDALE

STRUCTURAL SOIL:

- * STRUCTURAL SOIL WILL BE PROVIDED AS APPLICABLE PER CITY OF FORT LAUDERDALE ULDR
- * STRUCTURAL SOIL AND PAVR GRATE DETAILS PROVIDED ON LANDSCAPE PLANS.

FLOOD DATA:

SEE CIVIL PLAN SHEET C2



LEGAL DESCRIPTION:

LOTS 1 THROUGH 5, INCLUSIVE, AND LOTS 19 AND 20, INCLUSIVE, BLOCK F, TOWN OF FORT LAUDERDALE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 40, PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY FLORIDA.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	RESIDENTIAL/COMMERCIAL
CURRENT LAND USE DESIGNATION	D-RAC
PROPOSED LAND USE DESIGNATION	D-RAC
CURRENT ZONING DESIGNATION	RAC-SMU (NEAR DOWNTOWN)
PROPOSED ZONING DESIGNATION	RAC-SMU (NEAR DOWNTOWN)
ADJACENT ZONING DESIGNATION-NORTH	RAC-SMU
ADJACENT ZONING DESIGNATION-SOUTH	RAC-SMU
ADJACENT ZONING DESIGNATION-EAST	RAC-SMU
ADJACENT ZONING DESIGNATION-WEST	RAC-SMU

TOTAL SITE AREA

TOTAL PERVIOUS EXISTING (LANDSCAPE)	9,582 SF	29%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	2,668 SF	8%
TOTAL IMPERVIOUS EXISTING	9,949 SF	30%
TOTAL IMPERVIOUS PROPOSED	6,622 SF	20%
TOTAL BUILDING FOOT PRINT EXISTING	13,719 SF	41%
TOTAL BUILDING FOOT PRINT PROPOSED	23,959 SF	72%

TOTAL BUILDING SQUARE FOOTAGE (PROPOSED MIXED USE)	256,500 G.S.F.
FLOOR AREA RATIO (F.A.R.) (256,500/33,249)	7.7
LOT DENSITY (265 UNITS/0.76 AC)	349 UNITS/AC
PROPOSED RESIDENTIAL UNIT COUNT	265 UNITS
BUILDING HEIGHT	272'-4"
PROPOSED RESIDENTIAL SF	181,024 SF
PROPOSED COMMERCIAL SF	4,687 SF
PROPOSED AMENITY/TENANT STORAGE SF	14,607 SF
PROPOSED SERVICE/OTHER SF	56,182 SF
PROPOSED PARKING GARAGE	151,370 SF (NIC)
LOT COVERAGE (95% MAX)	25,989 SF 78%
VUA	545 SF 2%
PEDESTRIAN WALKS & PLAZAS	6,077 SF 18%

PARKING DATA:

PARKING DATA:	REQUIRED	PER PKG REDUCTION	PROVIDED
(RESIDENTIAL - MARKET - STUDIO)	88 UNITS 1.75/UNIT	154.0	105.6
(RESIDENTIAL - AFFORDABLE - STUDIO)	18 UNITS 1.00/UNIT	18.0	18.0
(RESIDENTIAL - MARKET - 1BR)	115 UNITS 1.75/UNIT	201.3	138
(RESIDENTIAL - AFFORDABLE - 1BR)	21 UNITS 1.00/UNIT	21.0	21.0
(RESIDENTIAL - MARKET - 2BR)	19 UNITS 2.00/UNIT	38.0	22.8
(RESIDENTIAL - AFFORDABLE - 2BR)	4 UNITS 1.00/UNIT	4.0	4.0
265 TOTAL UNITS			
RESIDENTIAL SUBTOTAL:		436.3	309.4
(RETAIL)	2,500 SF (EXEMPT)**	0.0	0.0
(RETAIL)	2,187 SF 1/250	8.7	8.7
		-3.5*	-3.5*
COMMERCIAL SUBTOTAL:		5.2	5.2
TOTAL:		442	315*
			(0 SURPLUS)

*PARKING PER ULDR SEC 47-20.3. REDUCTIONS & EXEMPTIONS, A PARKING REDUCTION IS BEING REQUESTED THE PARKING REDUCTION REQUEST IS (1.2 SPACE/MARKET RATE UNIT) PER THE PARKING REDUCTION, 295 SPACES IS REQUIRED

- **PER SEC 47-20, TABLE 3, NONRESIDENTIAL
- * <2,500 SF EXEMPT.
- * >2,500 SF = 40% REDUCTION = 3.5 SPACES

PARKING GARAGE DATA:

	PROVIDED	TYPE
GROUND LEVEL PARKING	2	15+0C+1HC
2ND LEVEL PARKING	53	51S+1C+1HC
3RD LEVEL PARKING	55	51S+3C+1HC
4TH LEVEL PARKING	55	51S+3C+1HC
5TH LEVEL PARKING	55	51S+3C+1HC
6TH LEVEL PARKING	53	49S+3C+1HC
7TH LEVEL PARKING	42	37S+3C+2HC
TOTAL	291	STANDARD - 94%
	315	16 C SPACES - 3%
		8 HC SPACES - 3%

BICYCLE REQUIREMENTS:	REQUIRED	PROVIDED
TOTAL BICYCLE PARKING INTERIOR (1/10 UNITS)	30	30*
*LOCATED ON GROUND FLOOR		

LOADING REQUIREMENTS:	REQUIRED	PROVIDED
RESIDENTIAL	GSF	
RETAIL	4,687 SF	0
TOTAL	4,687 SF	0
*RAC LOADING REQ. FOR NON-RESIDENTIAL NOT REQUIRED.		

STACKING REQUIREMENTS:	IN-BOUND REQUIRED	IN-BOUND PROVIDED	OUT-BOUND REQUIRED	OUT-BOUND PROVIDED
SW 3rd AVE	3	3+	1	1+
* STACKING REQUIREMENT PER ULDR SEC 47-20.5.C.6.				

SITE PLAN

Sheet Title

500 ART LOFTS

500 SW 2ND AVENUE
FORT LAUDERDALE, FLORIDA 33301

Job Title



Revisions

08/12/24	REV 1
07/16/25	REV 2
08/15/25	REV 3

Phase:
PERMIT
DOCUMENTS

SEAL

Scale: 1"=20'	Date: 08/19/25
Job No. 23-1783.00	Plat Date: 08/19/25
Drawn by: JMG	Sheet No. C0
Proj. Mgr. SROD	
Appr. by: JMF	1 of 1

GENERAL BUILDING HEIGHTS AND AREAS (AS PER FBC 2023 TABLE 504.3, TABLE 504.4, TABLE 506.2)		
BUILDING TYPE	TYPE IA	
BUILDING HEIGHT	UL	291'-8"
NUMBER OF STORIES	UL	28
ALLOWABLE AREAS	UL	289,053 (GARAGE NIC)

FIRE RESISTANCE RATINGS (AS PER FBC 2023 TABLES 601 AND 602)		
PRIMARY STRUCTURAL FRAME	INC. BEAMS, GIRDERS, TRUSSES, SHEAR WALLS	3 HR
BEARING WALLS	EXTERIOR	3 HR
NON BEARING WALLS AND PARTITIONS	EXTERIOR	0 HR
NON BEARING WALLS AND PARTITIONS	INTERIOR	0 HR
FLOOR CONSTRUCTION		2 HR
ROOF CONSTRUCTION		1 1/2 HR

OCCUPANCY LOAD AND EGRESS CALCULATIONS						
2ND LEVEL PARKING	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL		FBC 2023- 8th EDITION TABLE 1004.5	FFPCC 2023 8th EDITION TABLE 7.3.1.2		
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT
	PARKING GARAGE	S-2	24,194 SF	200 GROSS	121	300 GROSS
	TOTAL OCCUPANCY THIS FLOOR				121	81

TYPICAL PARKING	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL		FBC 2023- 8th EDITION TABLE 1004.5	FFPCC 2023 8th EDITION TABLE 7.3.1.2		
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT
	PARKING GARAGE	S-2	24,169 SF	200 GROSS	121	300 GROSS
	TOTAL OCCUPANCY THIS FLOOR				123	82

7TH LEVEL PARKING	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL		FBC 2023- 8th EDITION TABLE 1004.5	FFPCC 2023 8th EDITION TABLE 7.3.1.2		
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT
	PARKING GARAGE	S-2	20,314 SF	200 GROSS	102	300 GROSS
	TOTAL OCCUPANCY THIS FLOOR				117	77

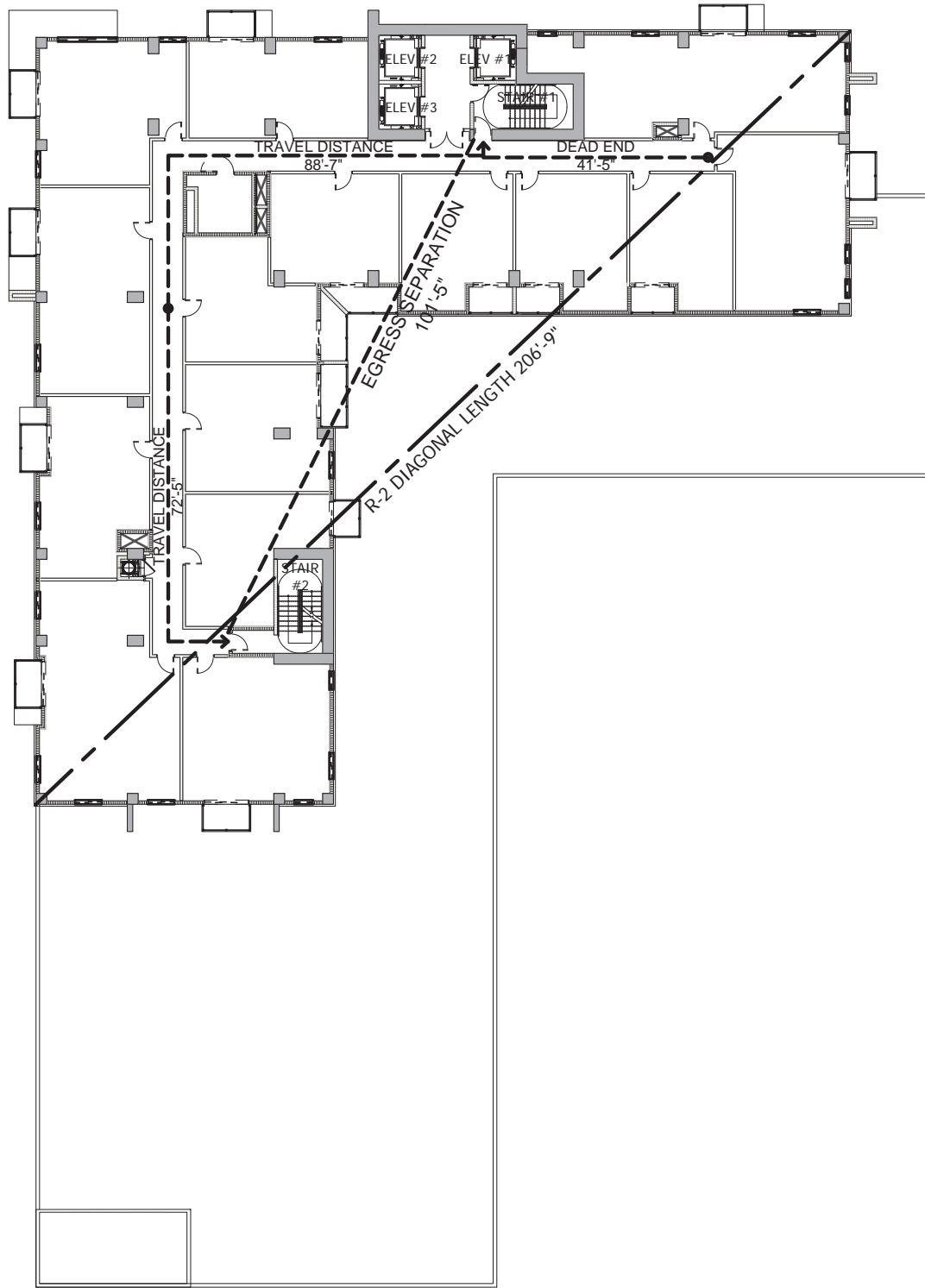
AMENITY FLOOR	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL		FBC 2023- 8th EDITION TABLE 1004.5	FFPCC 2023 8th EDITION TABLE 7.3.1.2		
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT
	CLUB ROOM	A-3	1,596 SF	15 NET	106	15 NET
	CLUB ROOM DECK	A-3	319 SF	15 NET	21	15 NET
	OPEN LOUNGE	A-3	1,433 SF	15 NET	96	15 NET
	GYM, YOGA	A-3	2,285 SF	50 GROSS	46	50 GROSS
	GYM, YOGA DECK	A-3	896 SF	50 GROSS	18	50 GROSS
	SUNDRY MARKET	B	212 SF	150 GROSS	2	150 GROSS
	CO-WORK	B	2,638 SF	150 GROSS	17	150 GROSS
	CO-WORK DECK	B	2,207 SF	150 GROSS	15	150 GROSS
	POOL	A-3	1,567 SF	50 GROSS	31	50 GROSS
	POOL DECK	A-3	2,455 SF	15 GROSS	164	30 GROSS
	POOL DECK LOUNGE	A-3			46 SEAT	46 SEAT
	AMENITY DECK	A-3	1,691 SF	15 NET	113	15 NET
	MECH. EQ./ TRASH	S-2	243 SF	300 GROSS	1	500 GROSS
	TOTAL OCCUPANCY THIS FLOOR				676	594

TYPICAL UPPER LEVELS	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL		FBC 2023- 8th EDITION TABLE 1004.5	FFPCC 2023 8th EDITION TABLE 7.3.1.2		
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT
	RESIDENTIAL	R-2	10,135 SF	200 GROSS	51	200 GROSS
	TOTAL OCCUPANCY THIS FLOOR				56	56

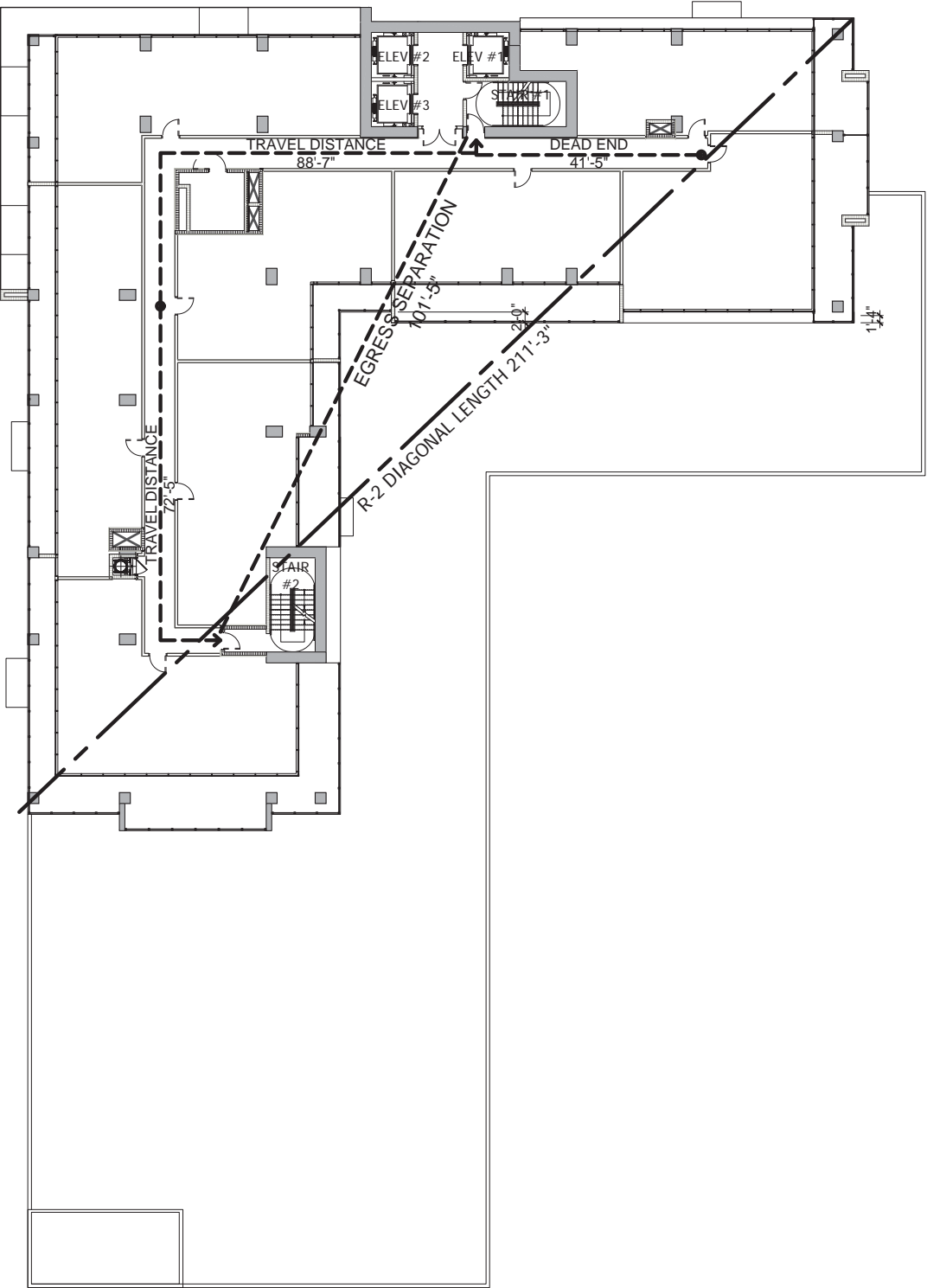
PENTHOUSE LEVEL	BUILDING OCCUPANCY CLASSIFICATION RESIDENTIAL		FBC 2023- 8th EDITION TABLE 1004.5	FFPCC 2023 8th EDITION TABLE 7.3.1.2		
	ROOM NAME	USE GROUP	ROOM AREA	AREA PER OCCUPANT	OCC. LOAD	AREA PER OCCUPANT
	RESIDENTIAL	R-2	8,654 SF	200 GROSS	44	200 GROSS
	TOTAL OCCUPANCY THIS FLOOR				59	59

TYPICAL LOWER FLOORS (2ND - 8TH)			
EGRESS CALCULATIONS (NFPA 101 - FFPCC 8TH EDITION TABLE 7.3.3.2)			
WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANT LOAD FBC 1005	OCCUPANT LOAD FFPCC 7.3.3.2
EGRESS DOOR WIDTH	32"	34"	34/0.15 = 227 PERSONS
EGRESS CORRIDOR WIDTH	44"	66"	66/0.15 = 440 PERSONS
STAIRWAY #1 WIDTH	44"	48"	48/0.20 = 240 PERSONS
STAIRWAY #2 WIDTH	44"	48"	48/0.20 = 240 PERSONS
STAIRWAY #3 WIDTH	44"	72"	72/0.20 = 360 PERSONS
TOTAL LOAD CAPACITY			840 PERSONS

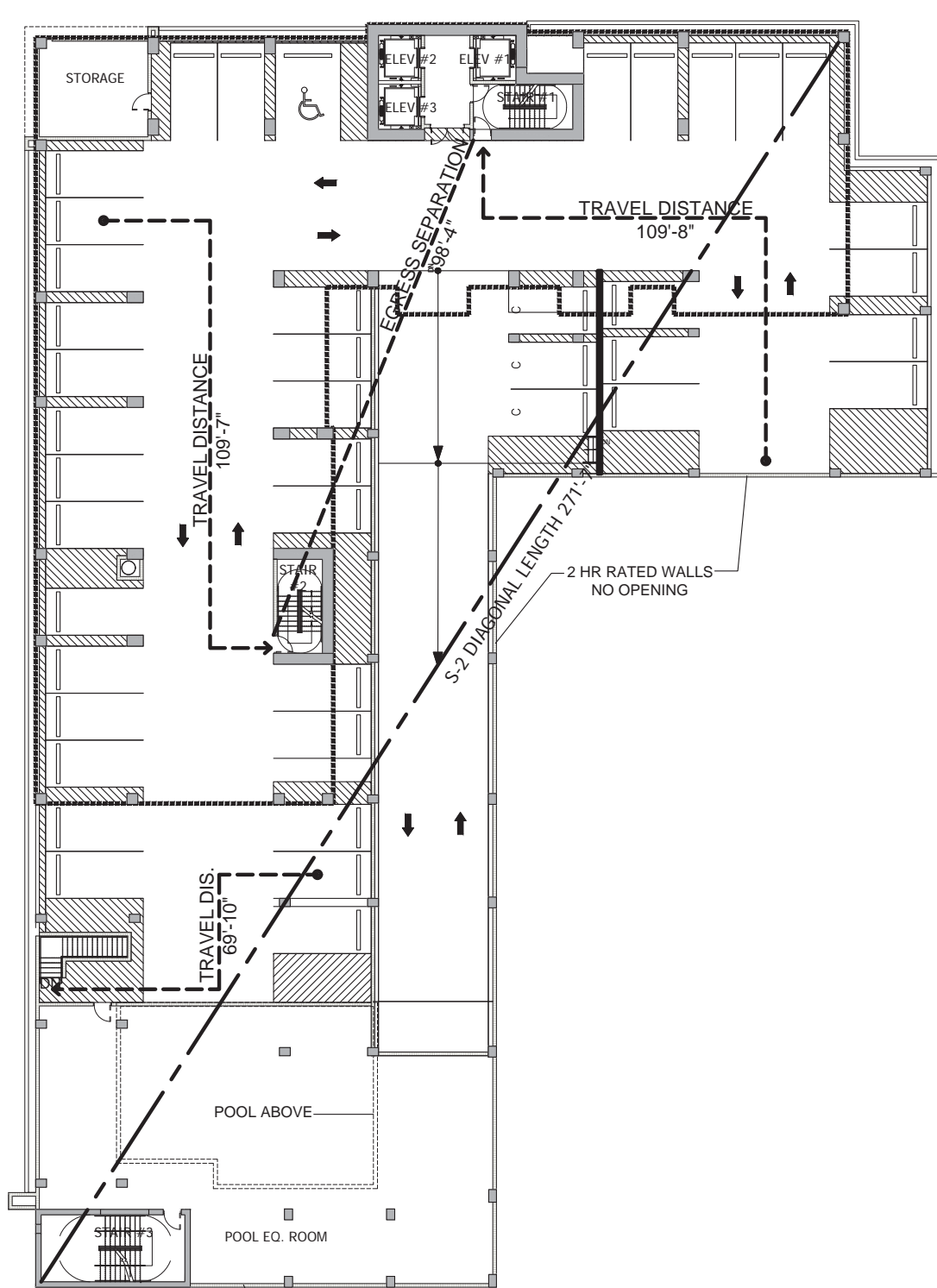
TYPICAL UPPER FLOORS (9TH - 26TH)			
EGRESS CALCULATIONS (NFPA 101 - FFPCC 8TH EDITION TABLE 7.3.3.2)			
WIDTH REQUIRED	WIDTH PROVIDED	OCCUPANT LOAD FBC 1005	OCCUPANT LOAD FFPCC 7.3.1.2
EGRESS DOOR WIDTH	32"	34"	34/0.15 = 227 PERSONS
EGRESS CORRIDOR WIDTH	44"	66"	66/0.15 = 440 PERSONS
STAIRWAY #1 WIDTH	44"	48"	48/0.20 = 240 PERSONS
STAIRWAY #2 WIDTH	44"	48"	48/0.20 = 240 PERSONS
TOTAL LOAD CAPACITY			480 PERSONS



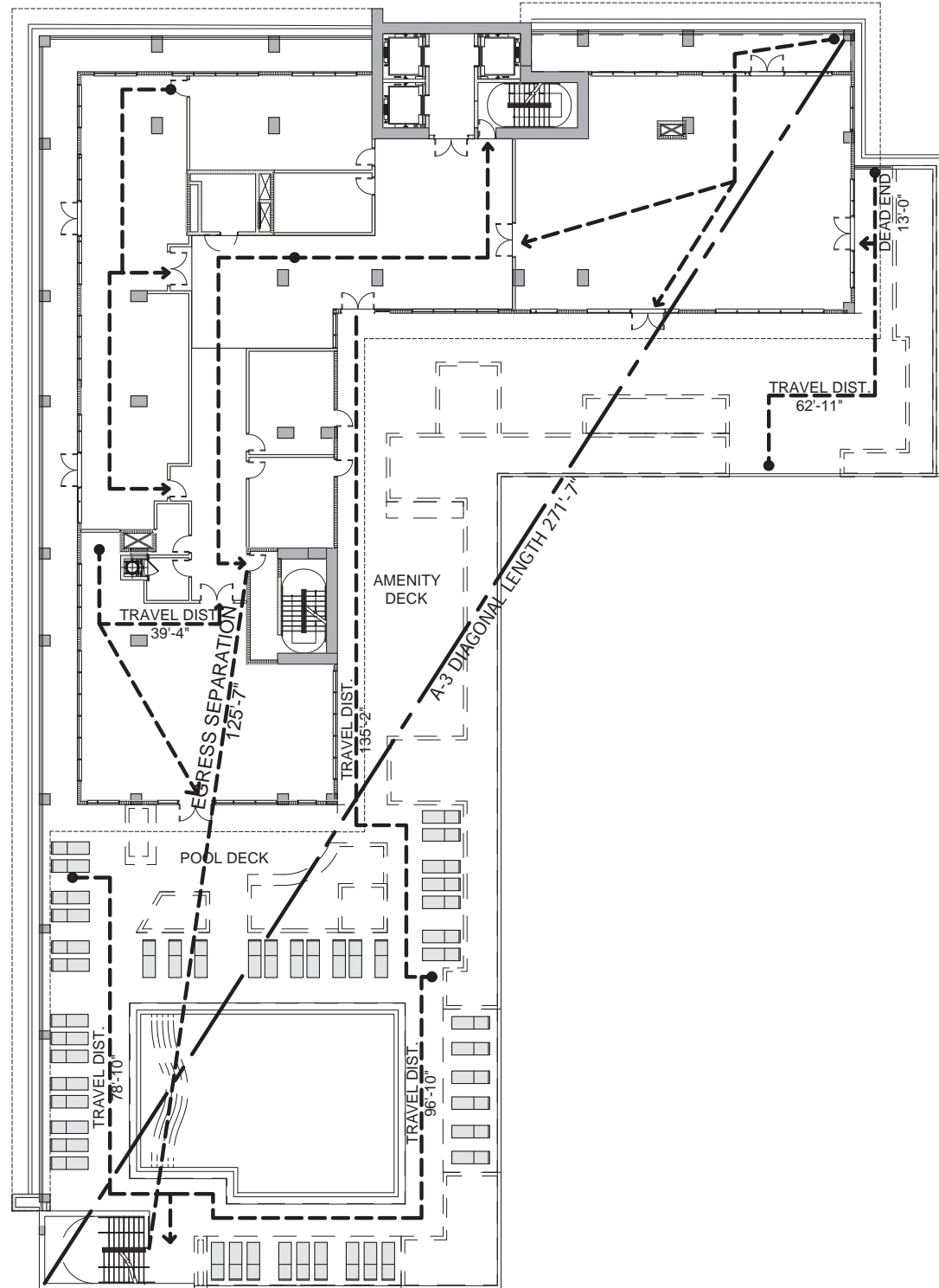
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A004 TYP. FLOOR PLAN LS
9TH- 25TH LEVELS 1" = 30'-0"



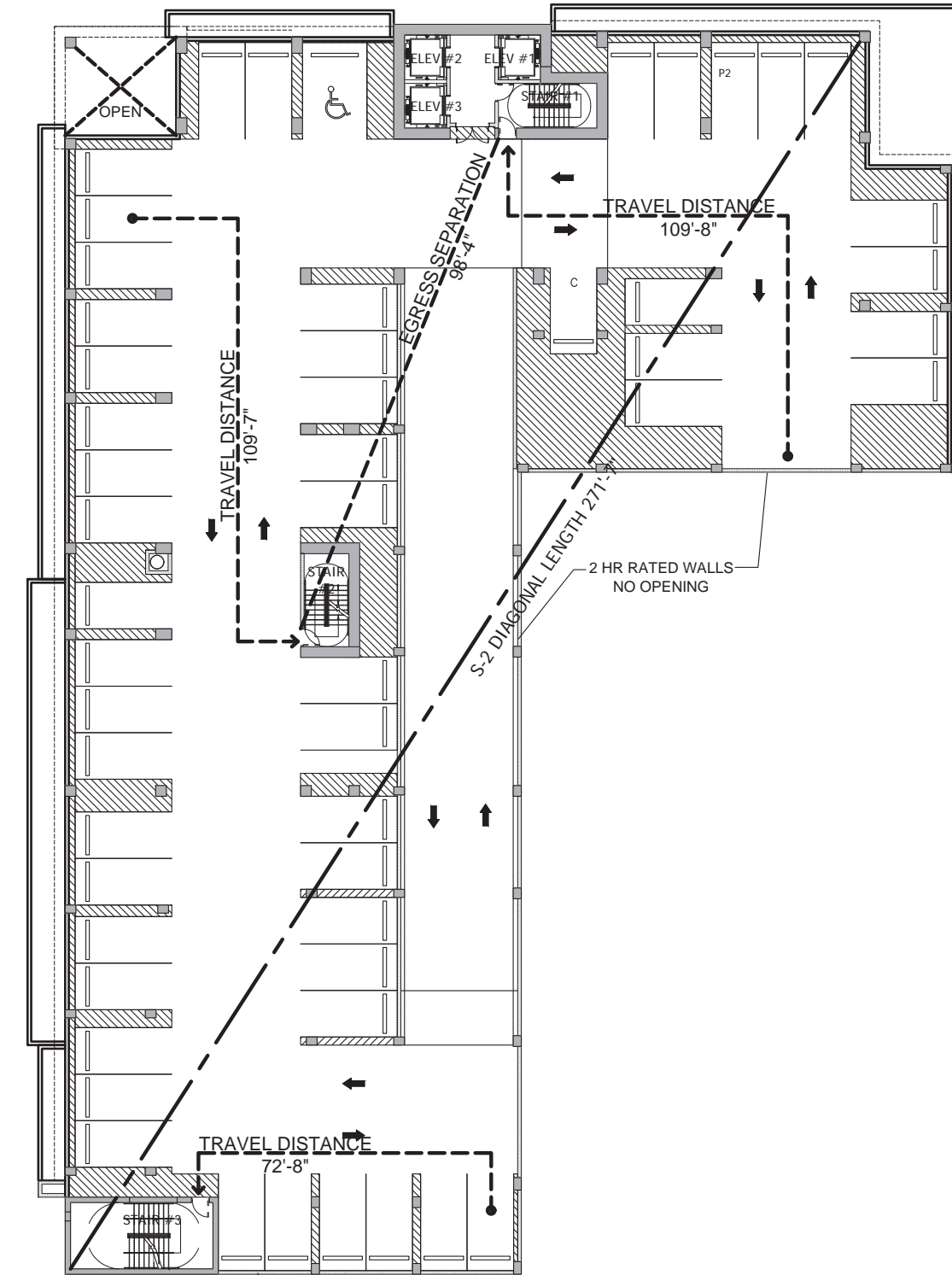
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A004 PENTHOUSE FLOOR PLAN LS
26TH LEVEL 1" = 30'-0"



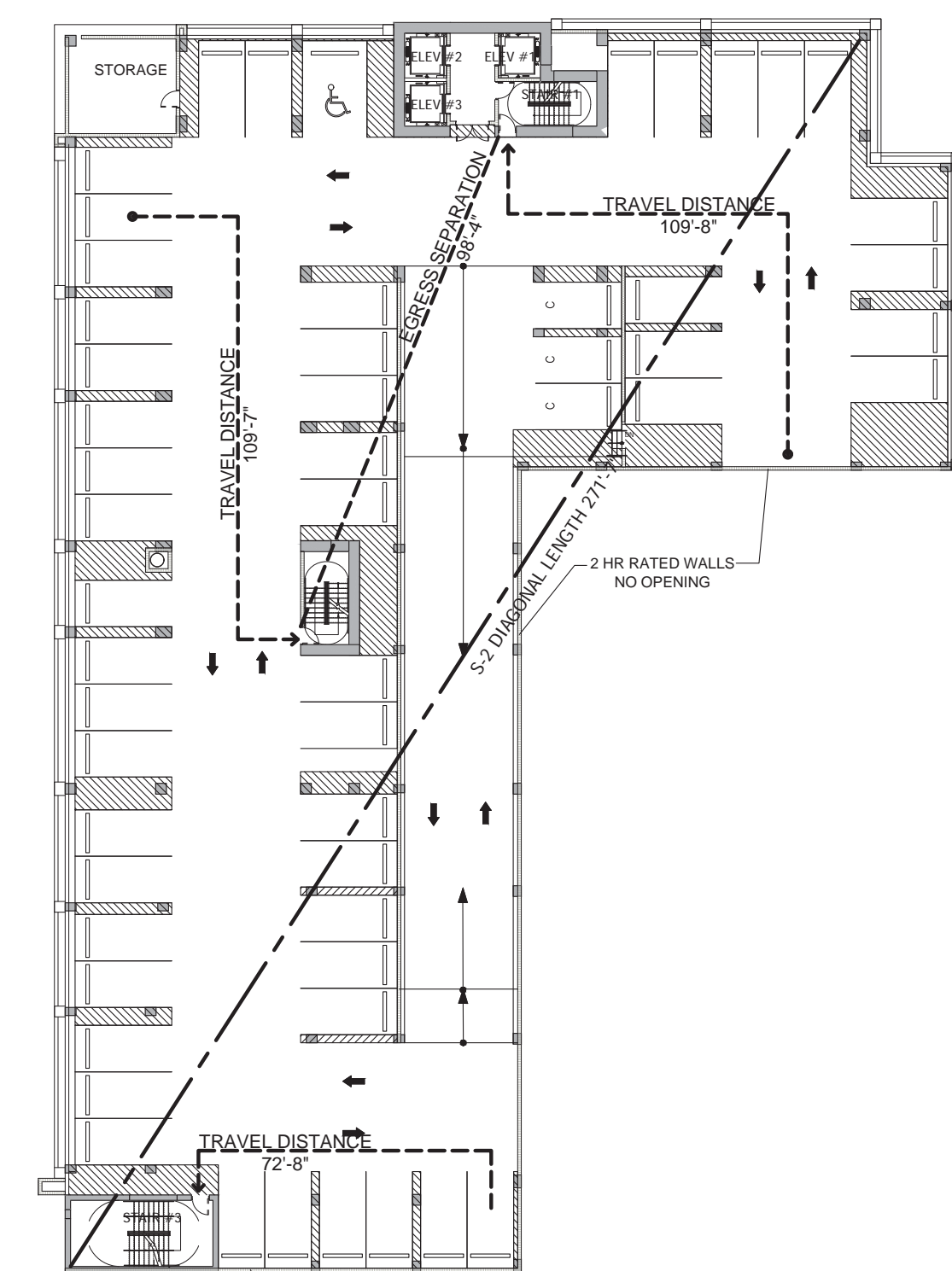
4
A004 7TH FLOOR PLAN LS 1" = 30'-0"



3
A004 AMENITY FLOOR PLAN LS
8TH LEVEL 1" = 30'-0"



4
A004 2ND FLOOR PLAN LS 1" = 30'-0"



2
A004 TYP. PARKING FLOOR PLAN LS
3RD- 6TH LEVELS 1" = 30'-0"





THIS 3- DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

1 NW AERIAL RENDERING
A320



THIS 3- DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

1
A321

NE AERIAL RENDERING



THIS 3- DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

1 SW AERIAL RENDERING
A322



THIS 3- DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

1 SE AERIAL RENDERING
A323



THIS 3- DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

1 SW PERSPECTIVE RENDERING
A324



THIS 3- DIMENSIONAL REPRESENTATION OF THE PROPOSED DEVELOPMENT IS TRUE AND ACCURATE RELATIVE TO THE HEIGHT, WIDTH AND LENGTH OF ANY ADJACENT OR PROXIMATE EXISTING STRUCTURES.

1
A325

NW PERSPECTIVE RENDERING

VICTOR K. YUE		AR 0013087
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AR0013087		
No.	Issue	Date

DORSKY + YUE
ARCHITECTURE

ARTHAUS
FORT LAUDERDALE, FLORIDA
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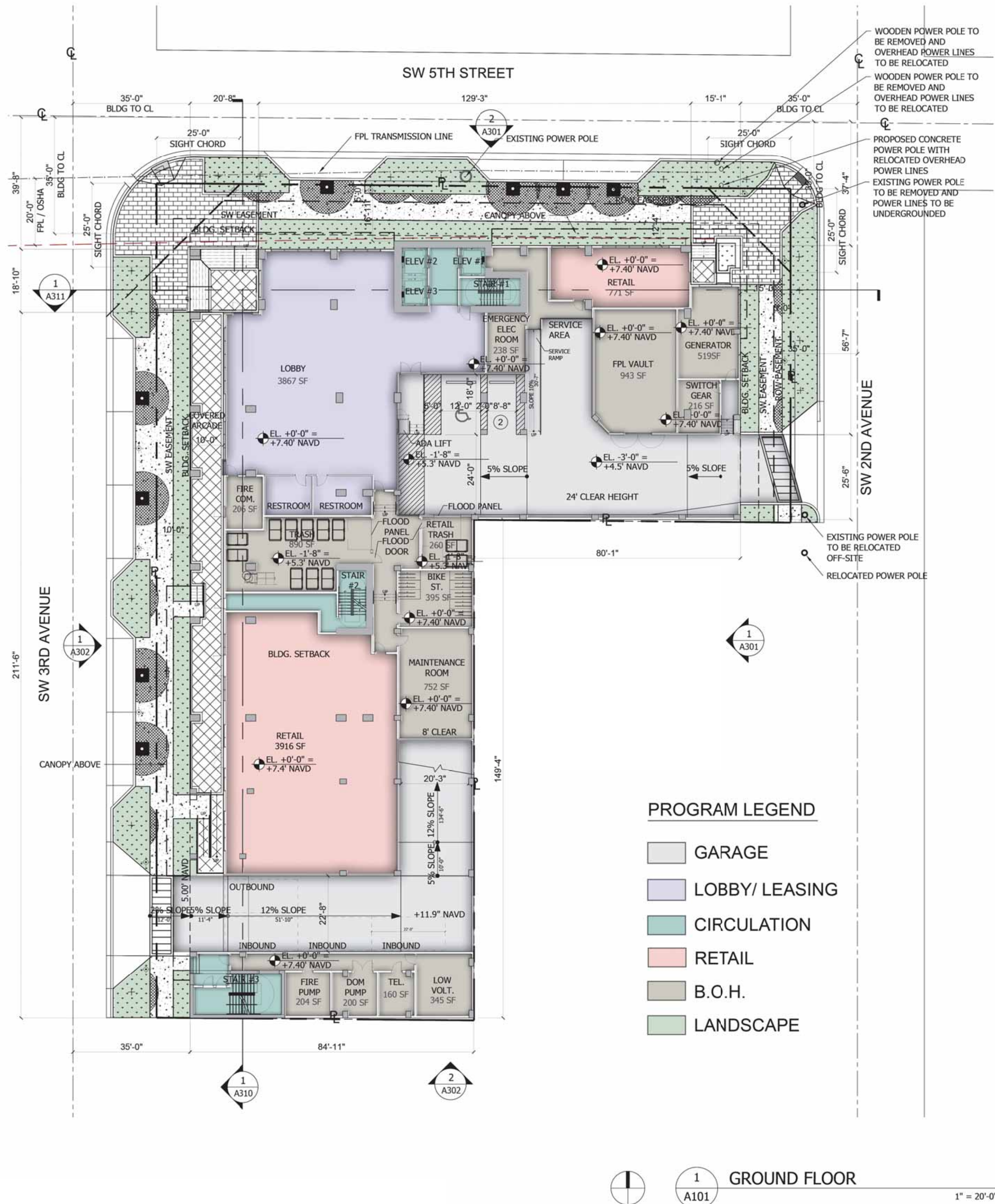
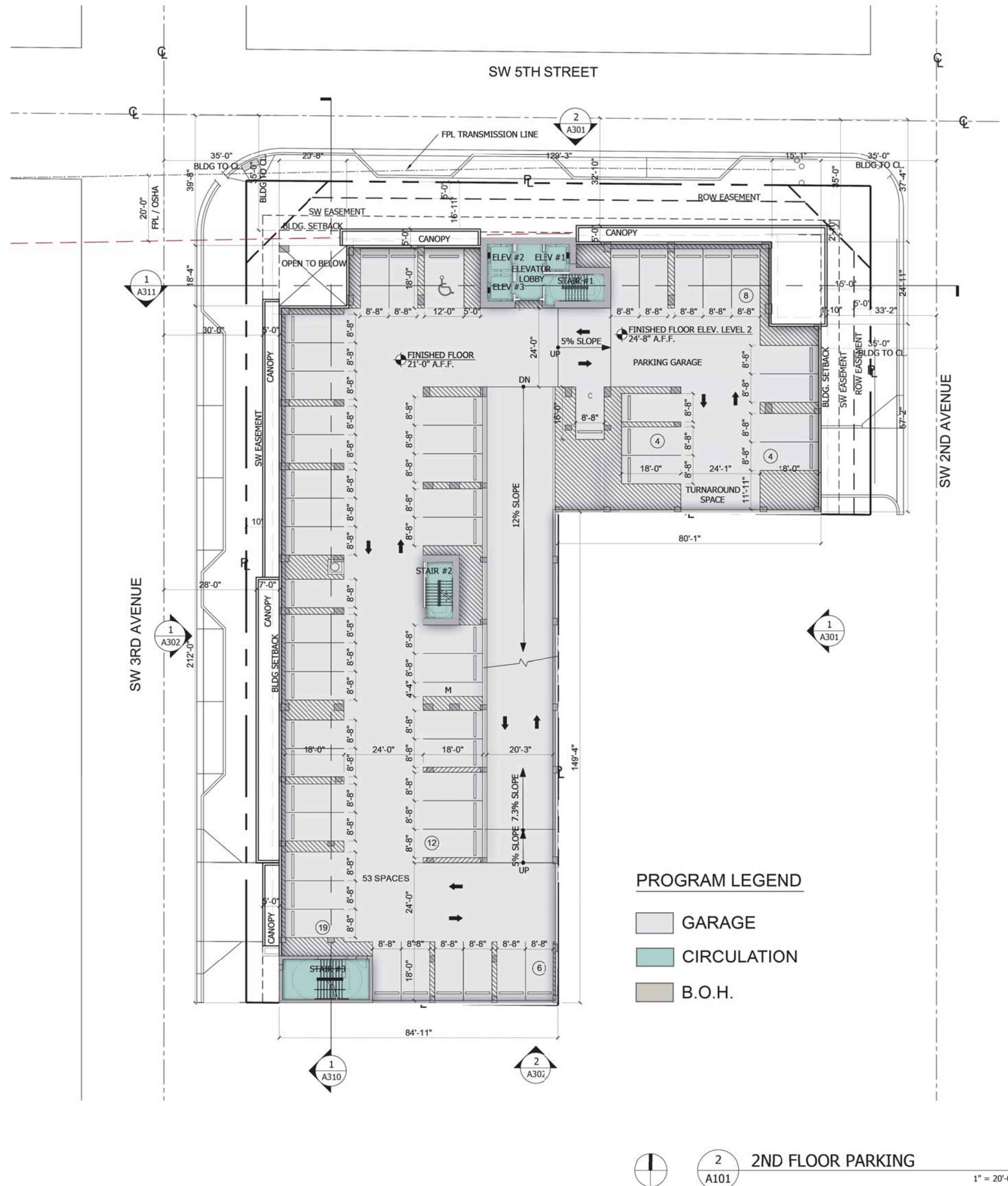
NW PERSPECTIVE RENDERING	Job No:	Drawn:	Checked:	Date:
	DY202334			06/16/2025

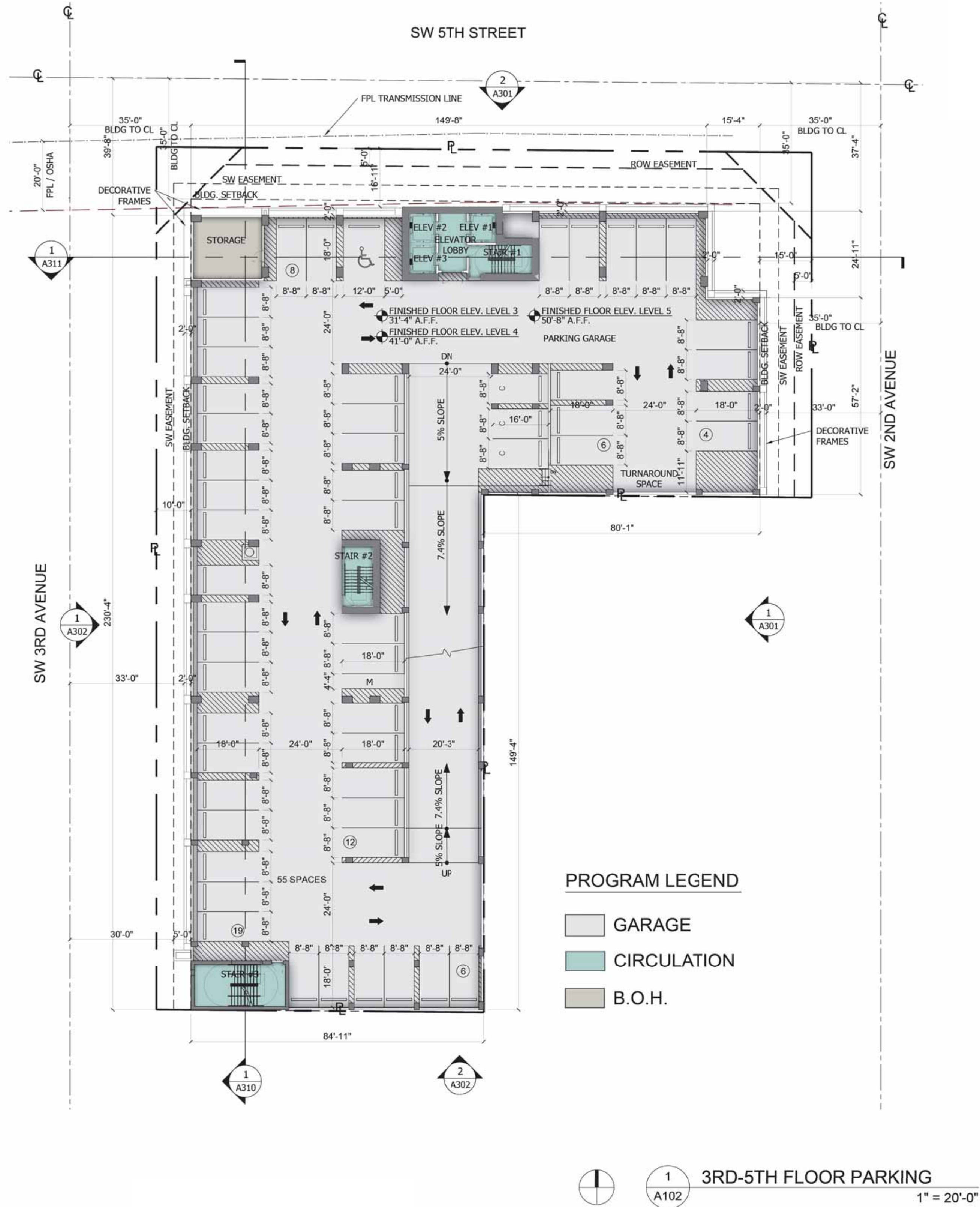
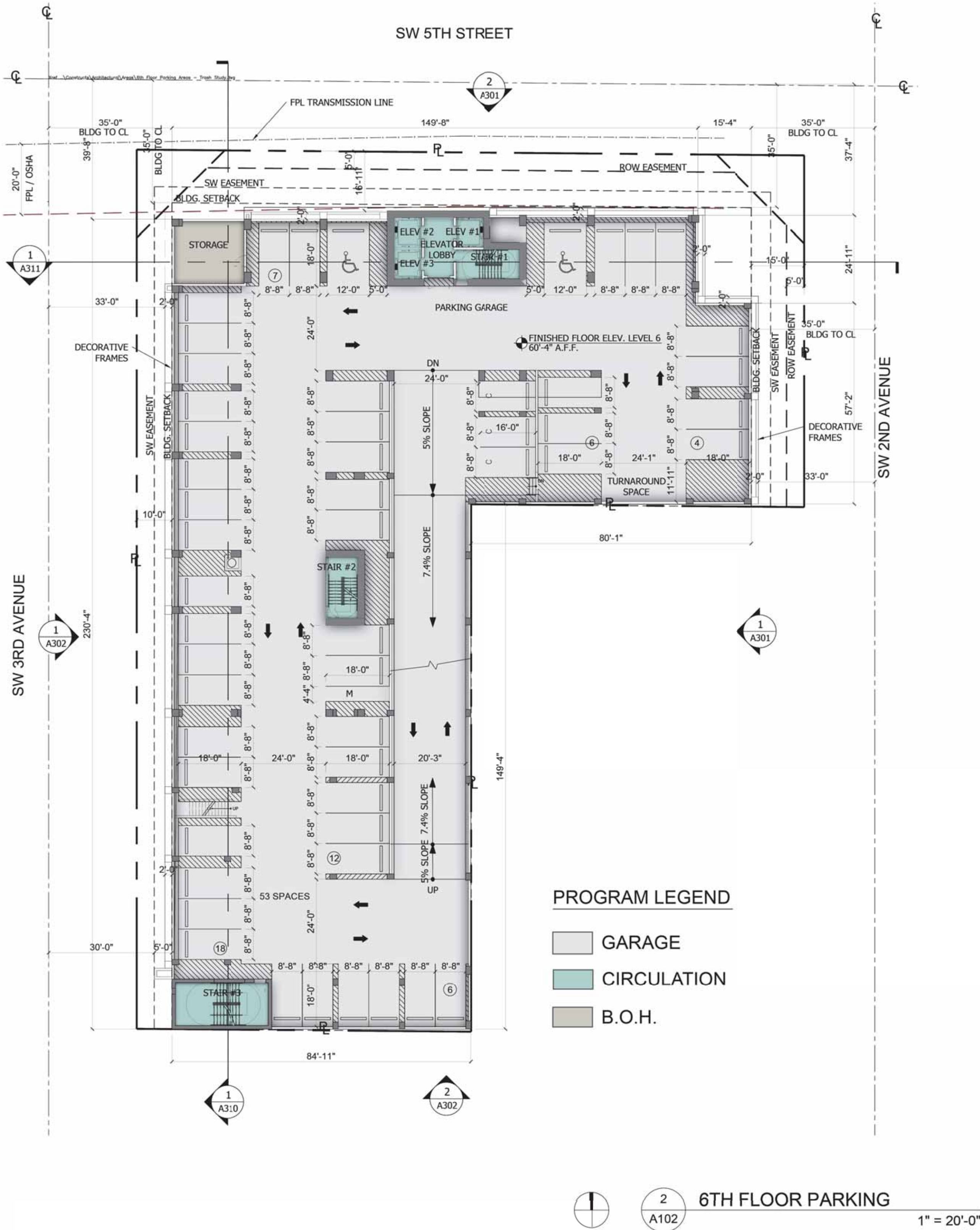
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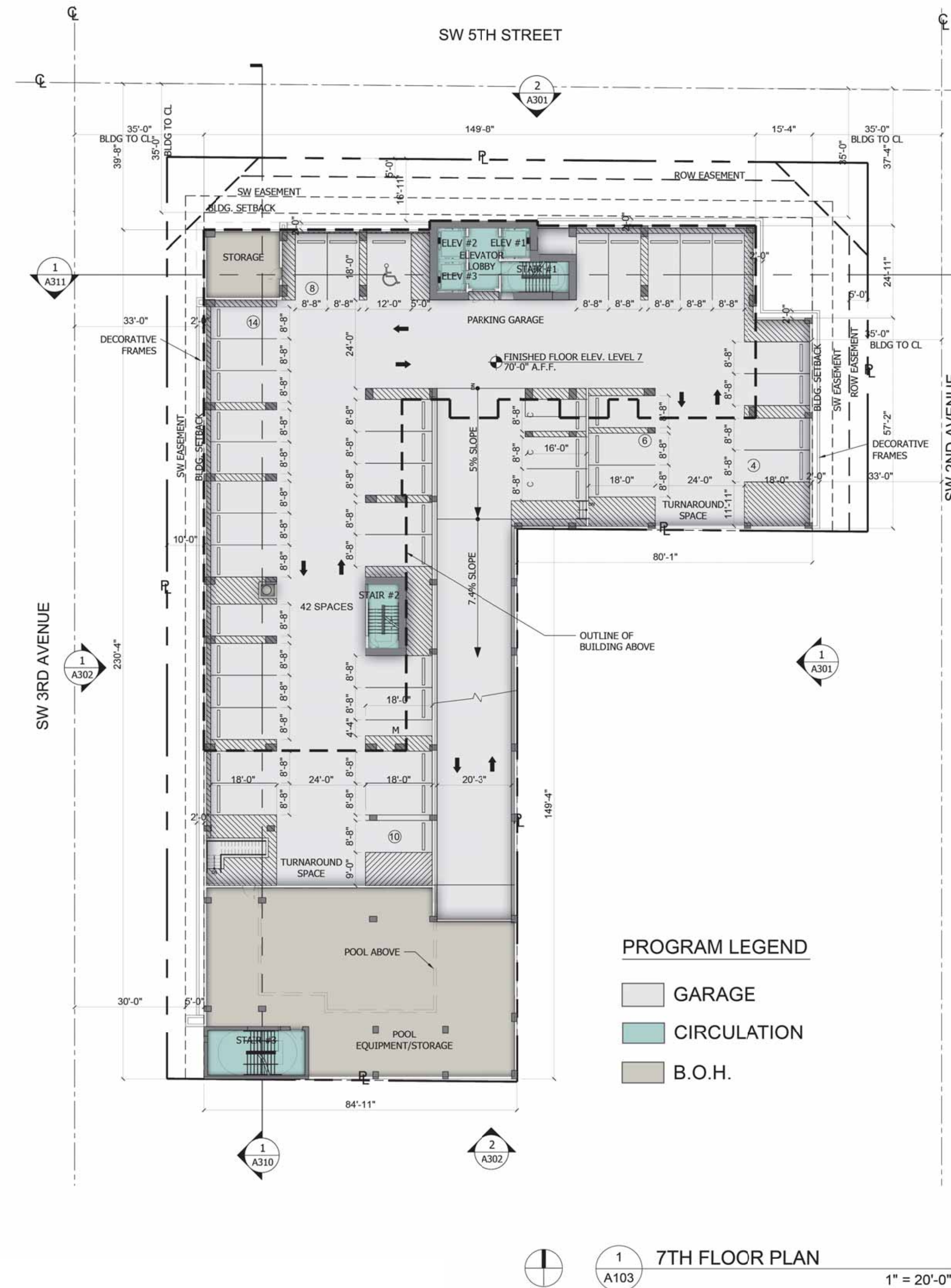
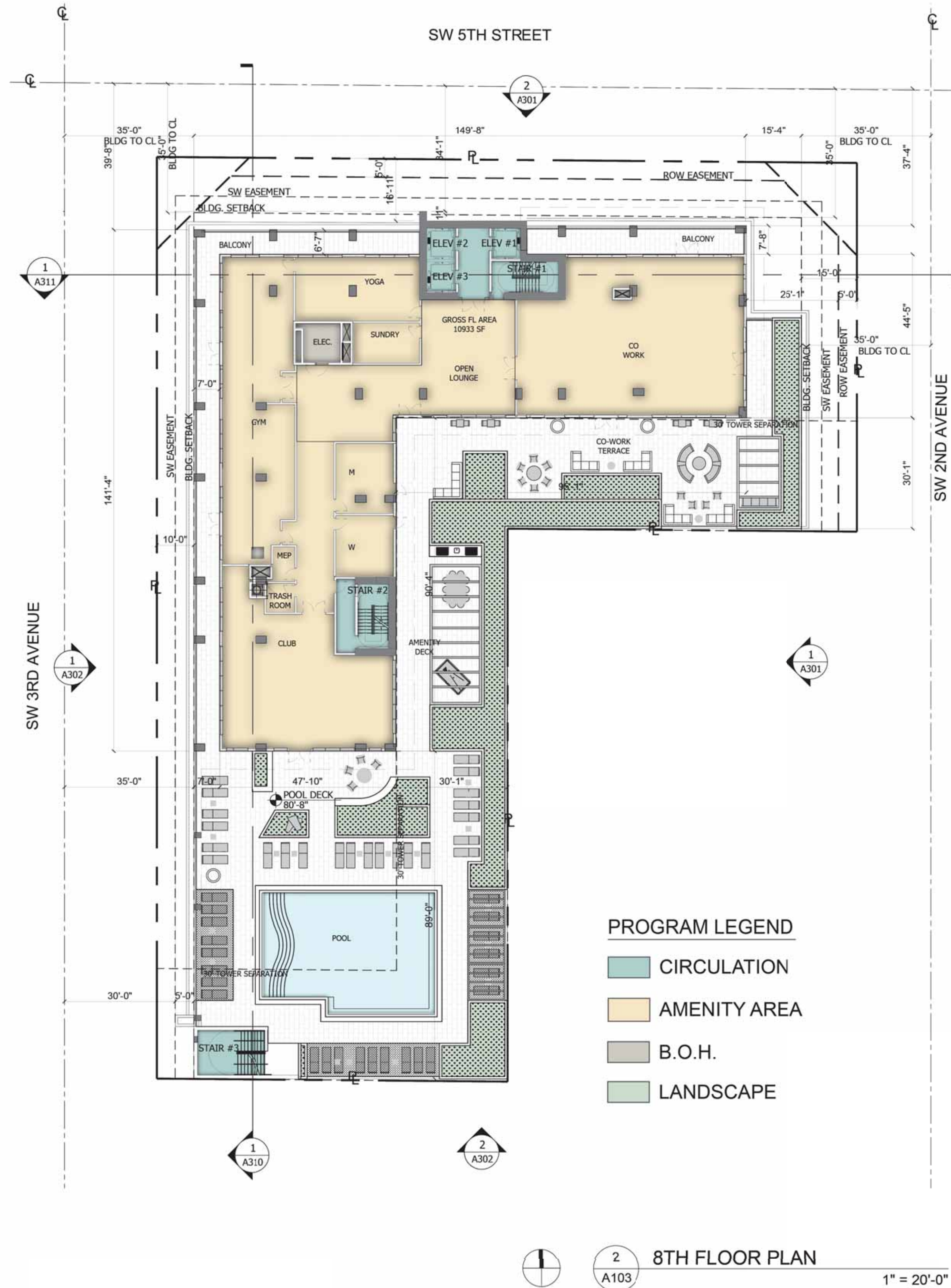


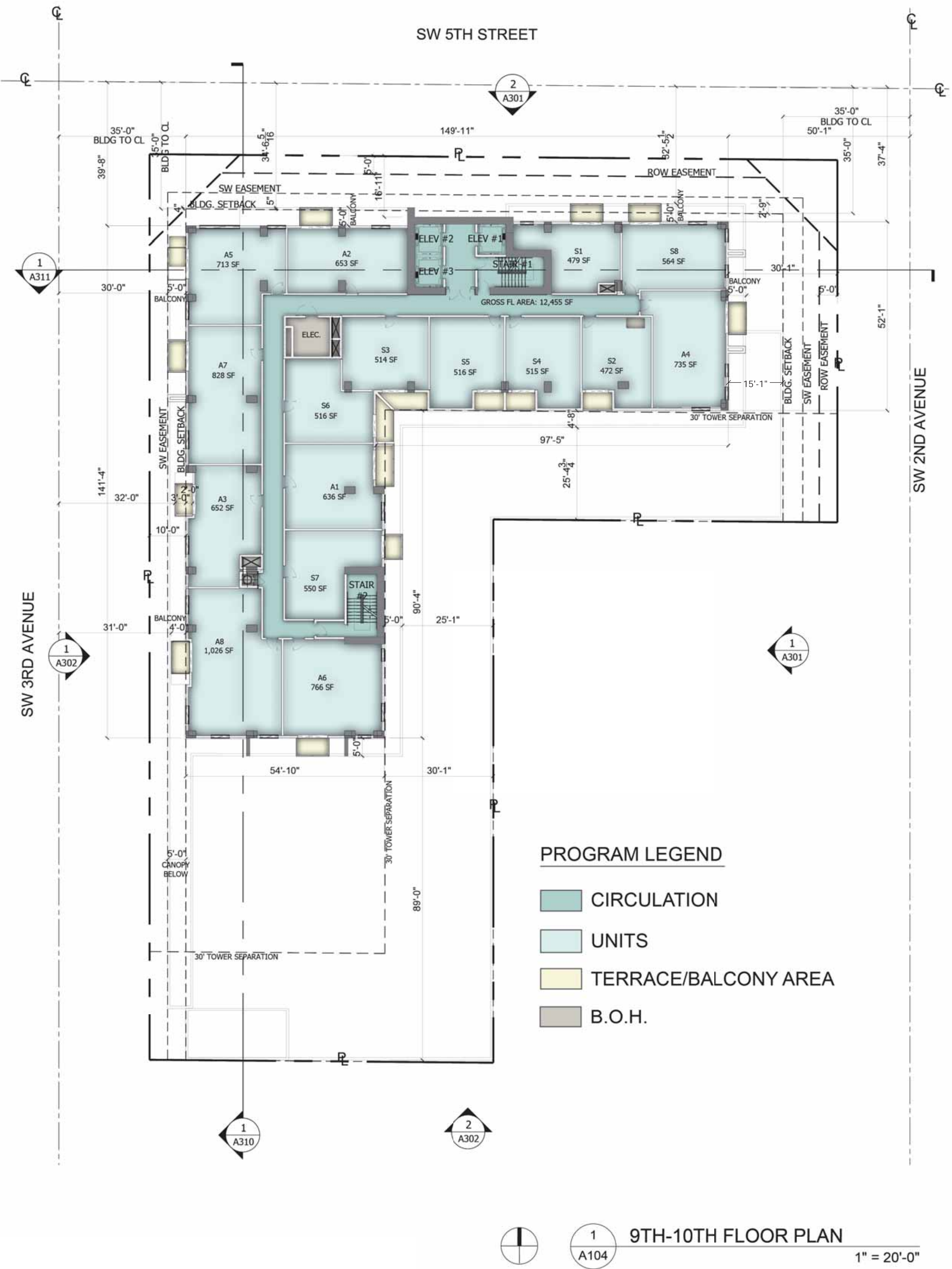
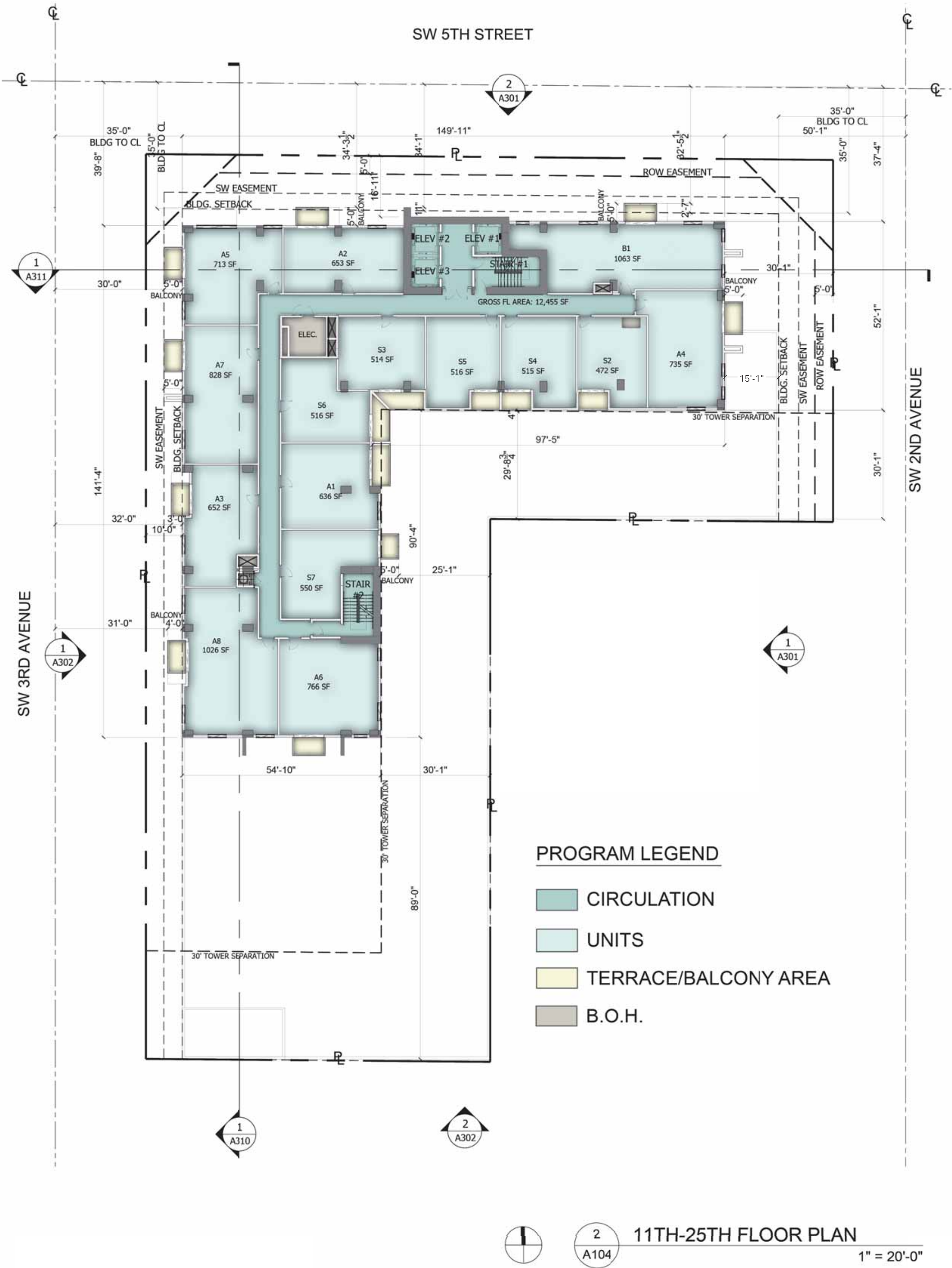
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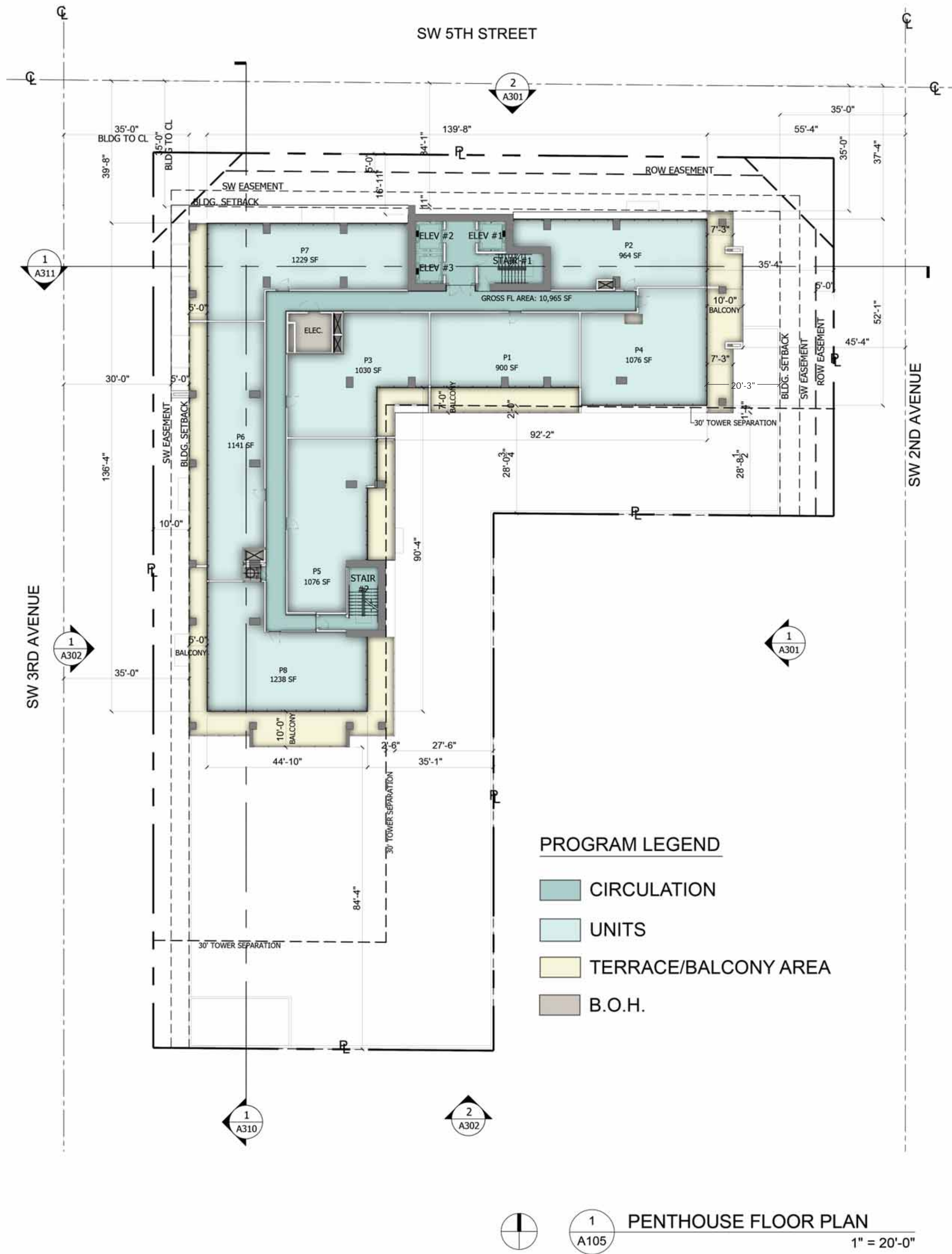
1 NE PERSPECTIVE RENDERING
A326

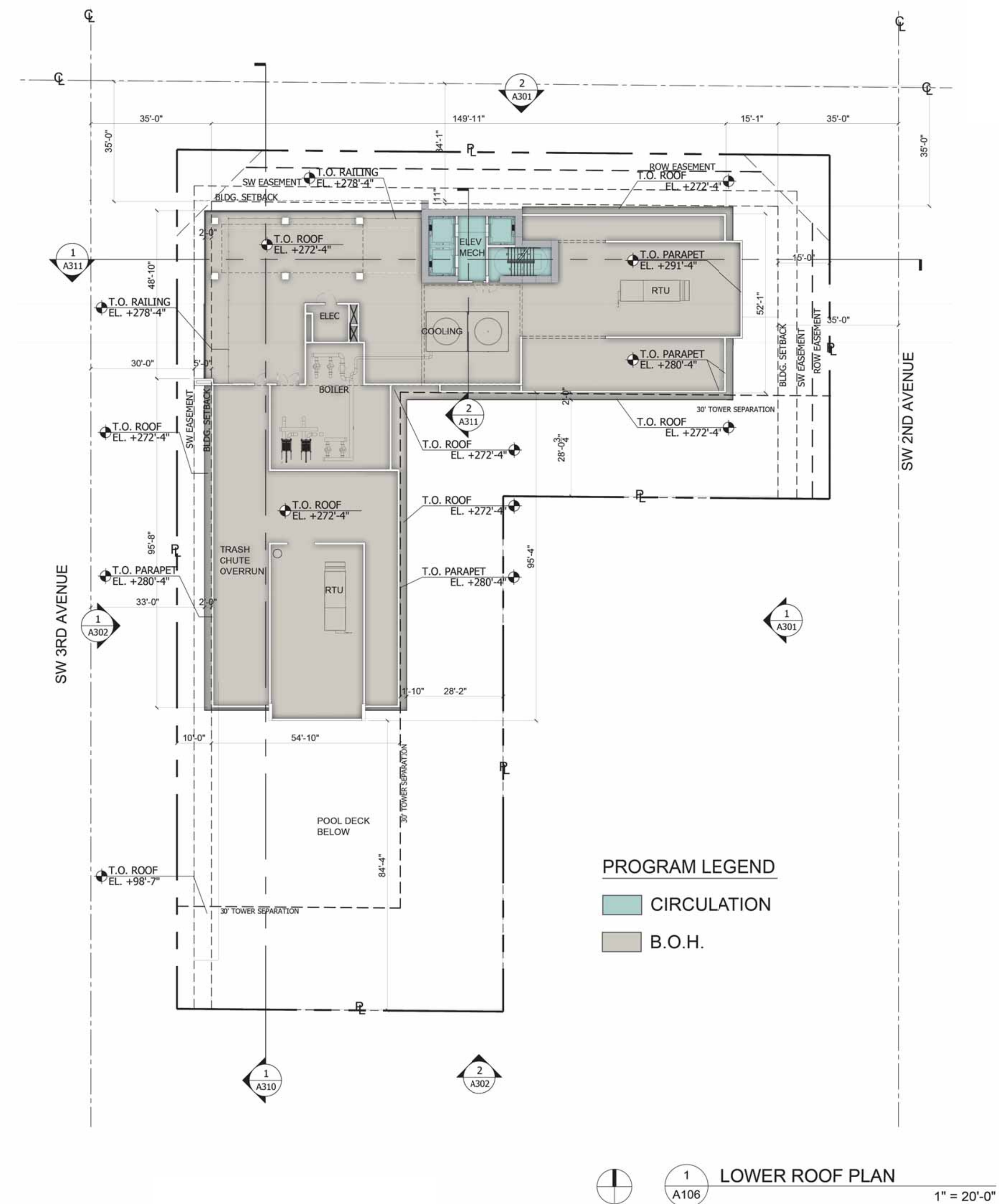
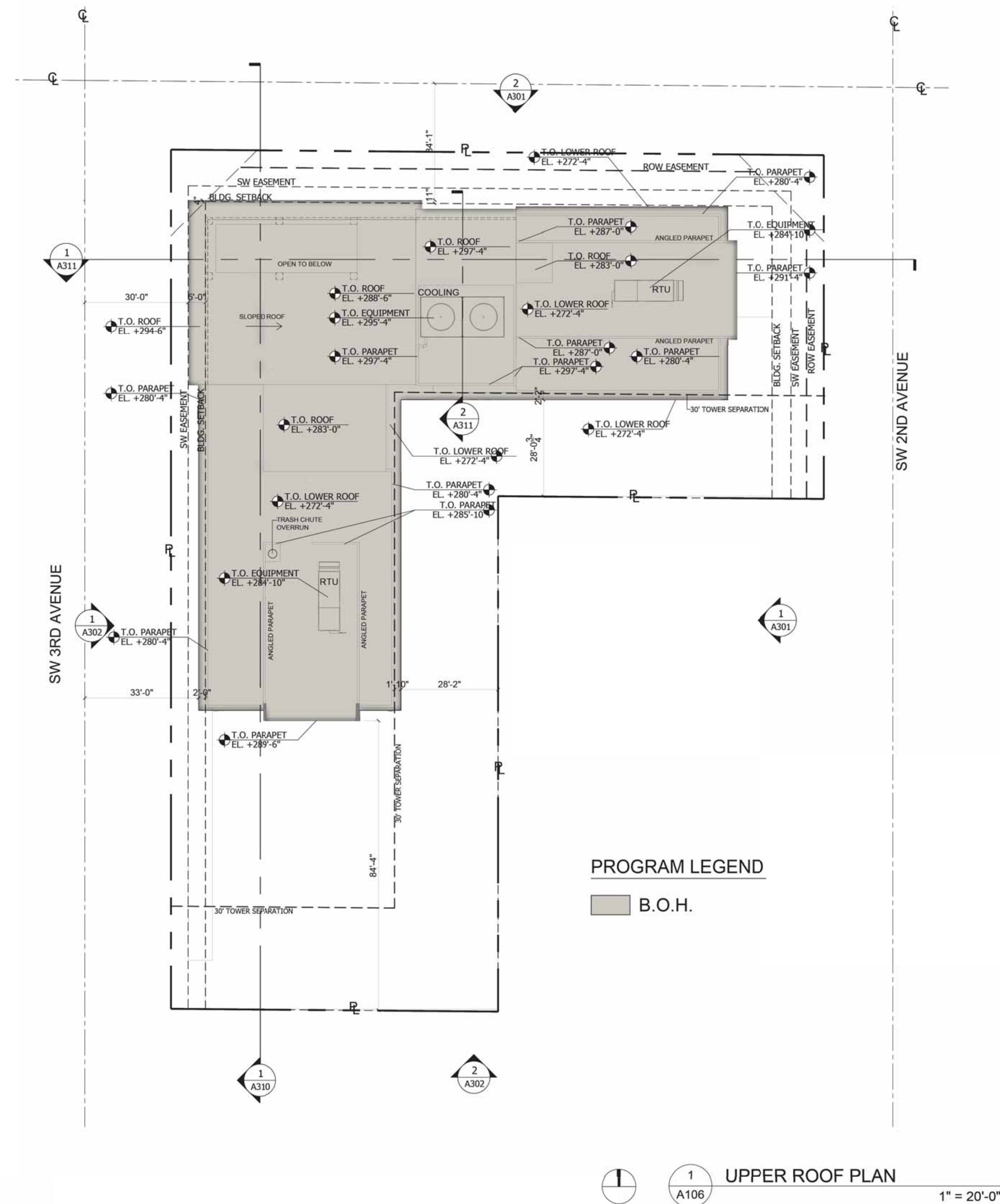


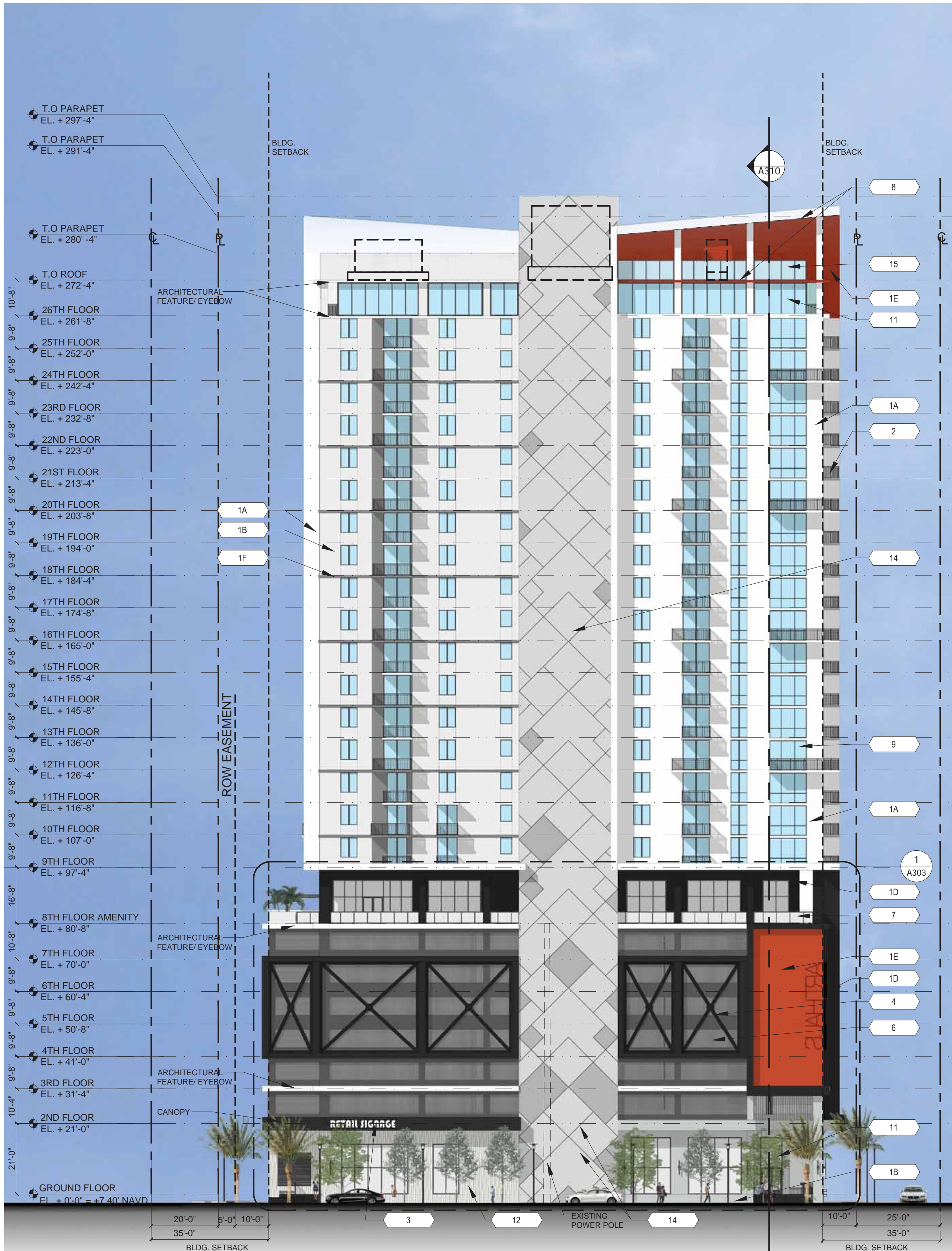












2 NORTH ELEVATION
1"=20'-0"

- | | | | | | | | |
|----|---|----|--|----|--|----|---|
| 1A | STUCCO WALL FINISH
COLOR: WHITE
TEXTURE: SMOOTH | 1B | STUCCO WALL
FINISH
COLOR: LIGHT
GRAY
TEXTURE: SMOOTH | 1C | STUCCO WALL
FINISH
COLOR: GRAY
TEXTURE:
SMOOTH | 1D | STUCCO WALL FINISH
COLOR: DARK GRAY
TEXTURE: SMOOTH |
| 2 | ALUMINUM RAILING | 3 | FUTURE RETAIL
TENANT SIGN | 4 | DECORATIVE
METAL
FRAME | 5 | METAL
TRELLIS |
| 8 | LINEAR LED LIGHT | 9 | IMPACT RESISTANT
WINDOWS | 10 | IMPACT
RESISTANT
SLIDING GLASS
DOOR | 11 | IMPACT
RESISTANT
STOREFRONT
SYSTEM |



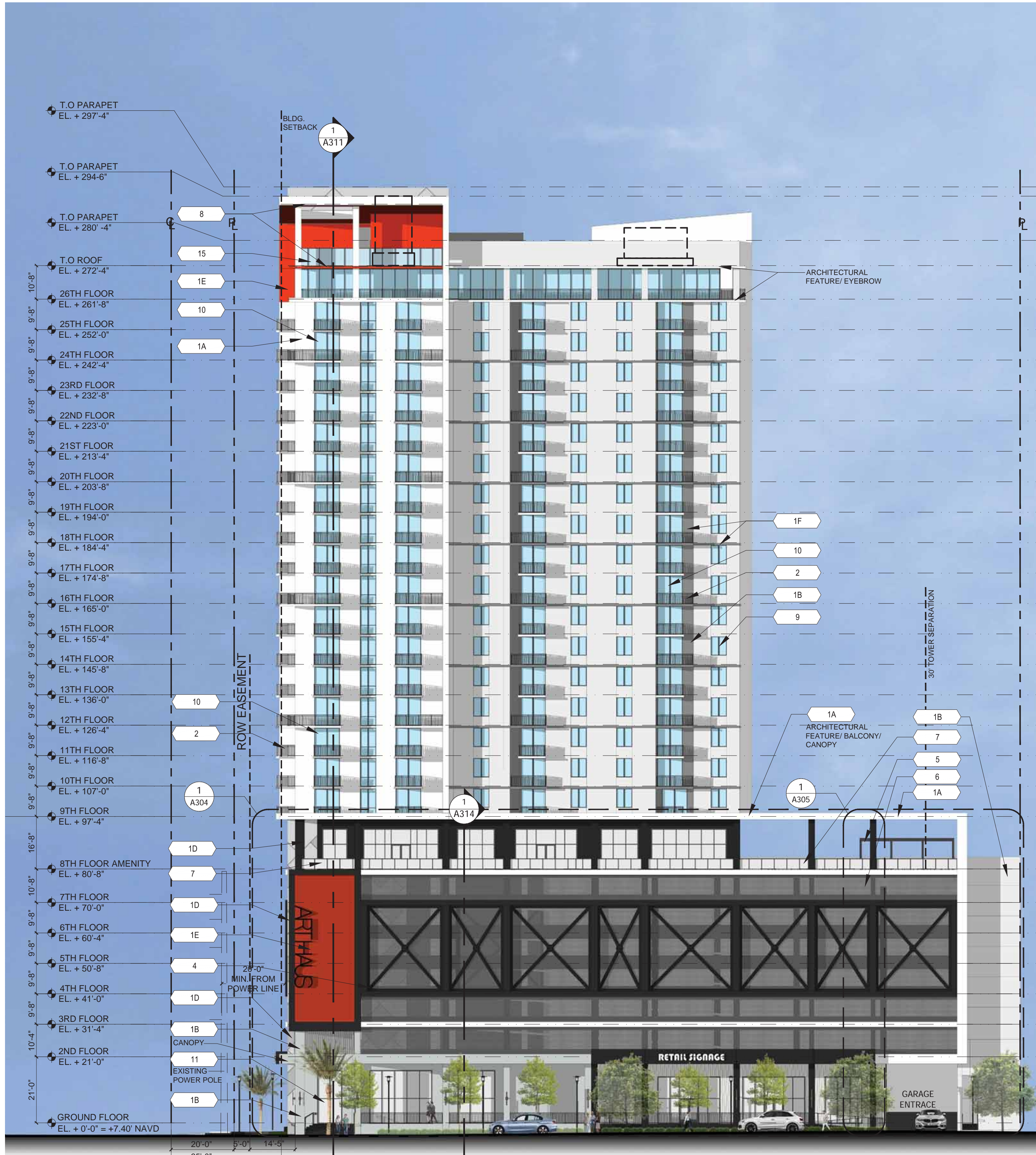
1 EAST ELEVATION
1"=20'-0"

- | | | | |
|----|--|----|---|
| 1E | STUCCO WALL FINISH
COLOR: BURNT ORANGE
TEXTURE: SMOOTH | 1F | STUCCO WALL FINISH
COLOR: MEDIUM GRAY
TEXTURE: SMOOTH |
| 6 | METAL MESH
SCREEN | 7 | ALUM / GLASS
GUARDRAIL |
| 12 | DECORATIVE 3D WALL
TILE | 13 | MURAL / ART WORK |
| 14 | STUCCO TOOLED
JOINTS | 15 | OPAQUE GLASS
SCREEN |



2 SOUTH ELEVATION
A302 1"=20'-0"

- | | | | | | |
|----|---|----|--|----|--|
| 1A | STUCCO WALL FINISH
COLOR: WHITE
TEXTURE: SMOOTH | 1B | STUCCO WALL
FINISH
COLOR: LIGHT
GRAY
TEXTURE: SMOOTH | 1C | STUCCO WALL
FINISH
COLOR: GRAY
TEXTURE:
SMOOTH |
| 2 | ALUMINUM RAILING | 3 | FUTURE RETAIL
TENANT SIGN | 4 | DECORATIVE
METAL
FRAME |
| 8 | LINEAR LED LIGHT | 9 | IMPACT RESISTANT
WINDOWS | 10 | IMPACT
RESISTANT
SLIDING GLASS
DOOR |



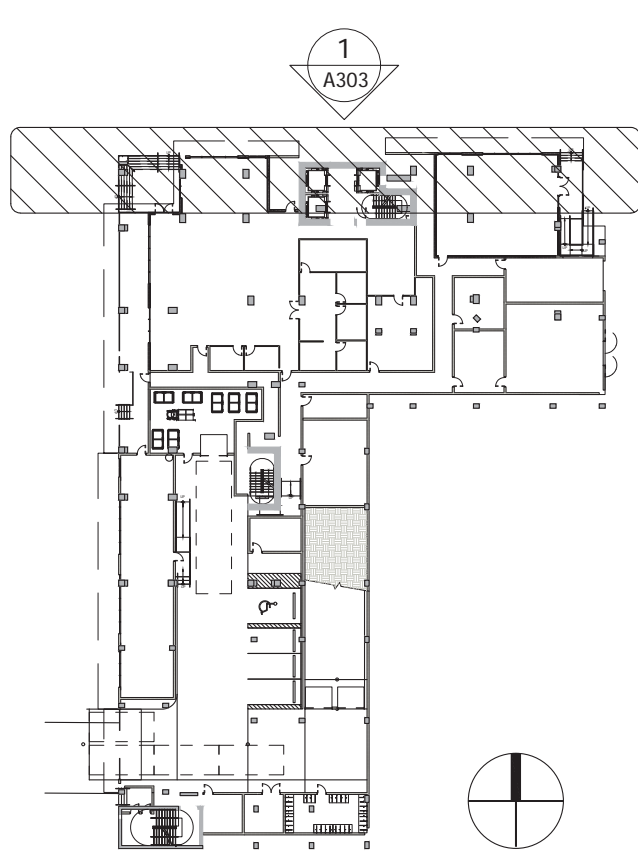
1 WEST ELEVATION
A302 1"=20'-0"


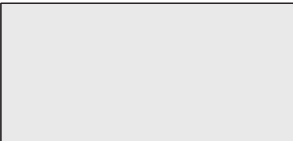
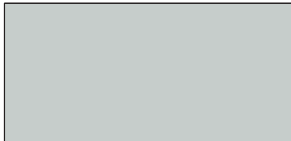

















- | | | | | | |
|----|---|----|--|----|---|
| 1D | STUCCO WALL FINISH
COLOR: DARK GRAY
TEXTURE: SMOOTH | 1E | STUCCO WALL FINISH
COLOR: BURNT ORANGE
TEXTURE: SMOOTH | 1F | STUCCO WALL FINISH
COLOR: MEDIUM GRAY
TEXTURE: SMOOTH |
| 5 | METAL
TRELLIS | 6 | METAL MESH
SCREEN | 7 | ALUM / GLASS
GUARDRAIL |
| 11 | IMPACT
RESISTANT
STOREFRONT
SYSTEM | 12 | DECORATIVE 3D WALL
TILE | 13 | MURAL / ART WORK |
| | | 14 | STUCCO TOOLED
JOINTS | 15 | OPAQUE GLASS
SCREEN |



1
A303
ENLARGED NORTH ELEVATION
1"=10'-0"

KEYPLAN

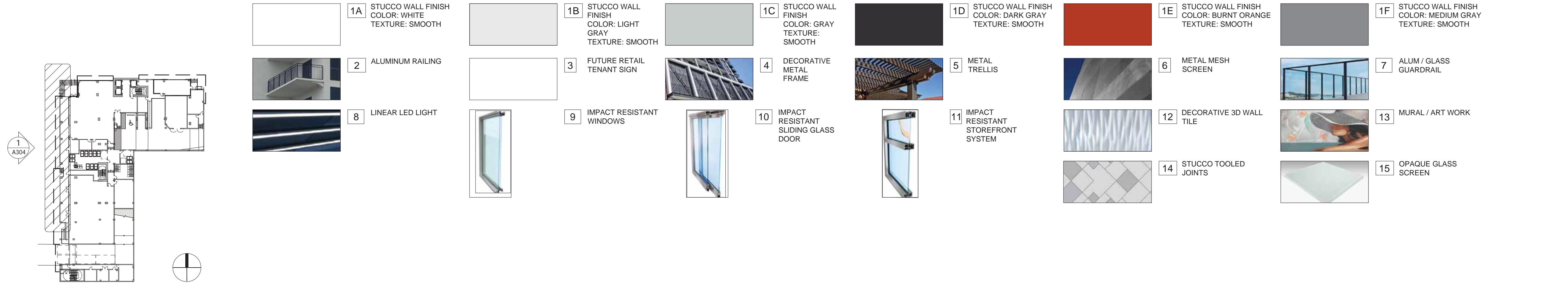


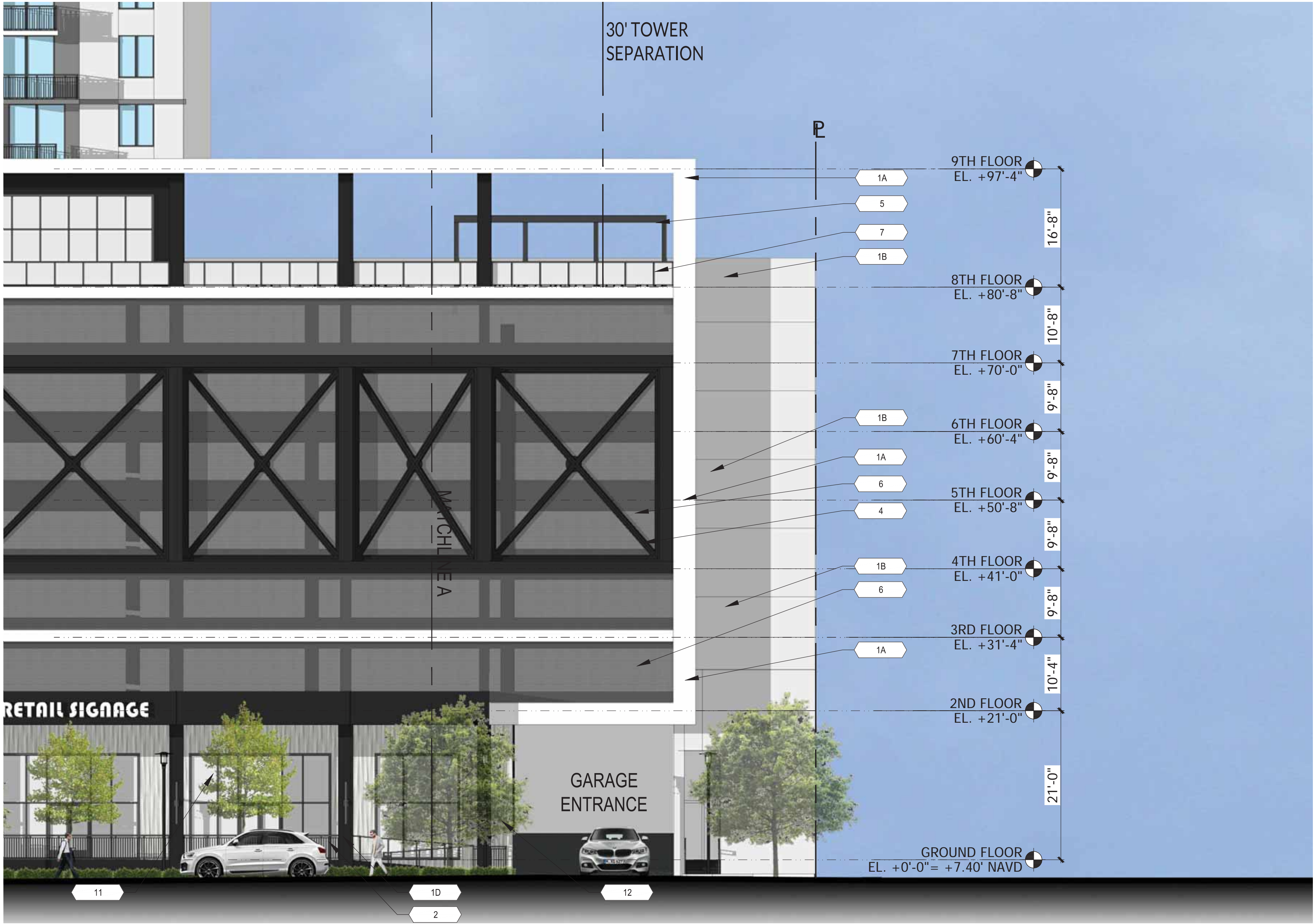
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|---|----|---|--|----|--|---|----|--|---|----|---|---|----|--|---|----|---|
|  | 1A | STUCCO WALL FINISH
COLOR: WHITE
TEXTURE: SMOOTH |  | 1B | STUCCO WALL
FINISH
COLOR: LIGHT
GRAY
TEXTURE: SMOOTH |  | 1C | STUCCO WALL
FINISH
COLOR: GRAY
TEXTURE:
SMOOTH |  | 1D | STUCCO WALL FINISH
COLOR: DARK GRAY
TEXTURE: SMOOTH |  | 1E | STUCCO WALL FINISH
COLOR: BURNT ORANGE
TEXTURE: SMOOTH |  | 1F | STUCCO WALL FINISH
COLOR: MEDIUM GRAY
TEXTURE: SMOOTH |
|  | 2 | ALUMINUM RAILING |  | 3 | FUTURE RETAIL
TENANT SIGN |  | 4 | DECORATIVE
METAL
FRAME |  | 5 | METAL
TRELLIS |  | 6 | METAL MESH
SCREEN |  | 7 | ALUM / GLASS
GUARDRAIL |
|  | 8 | LINEAR LED LIGHT |  | 9 | IMPACT RESISTANT
WINDOWS |  | 10 | IMPACT RESISTANT
SLIDING GLASS
DOOR |  | 11 | IMPACT RESISTANT
STOREFRONT
SYSTEM |  | 12 | DECORATIVE 3D WALL
TILE |  | 13 | MURAL / ART WORK |
| | | | | | |  | 14 | STUCCO TOOLED
JOINTS |  | 15 | OPAQUE GLASS
SCREEN | | | | | | |

AR0013087		
No.	Issue	Date



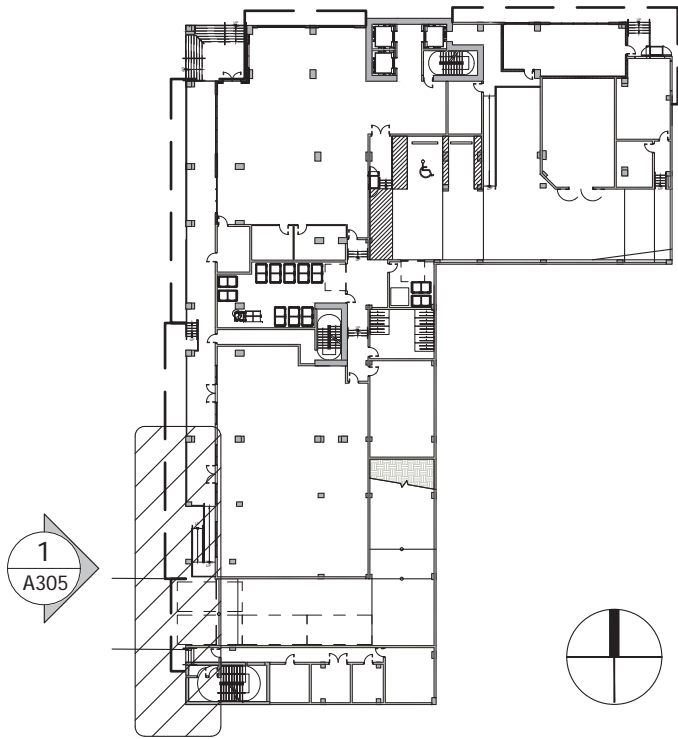
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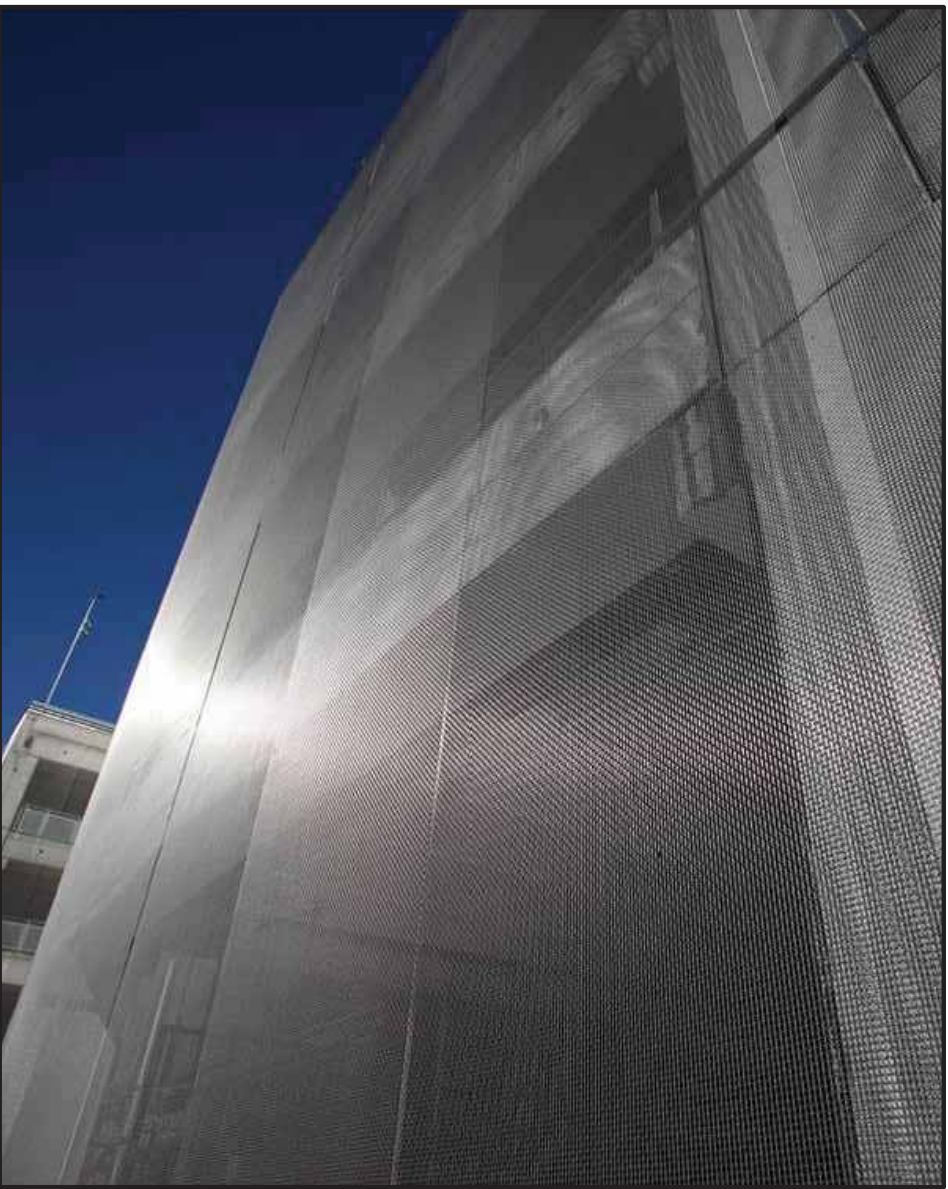


1 ENLARGED WEST ELEVATION 2
A305 1"=10'-0"

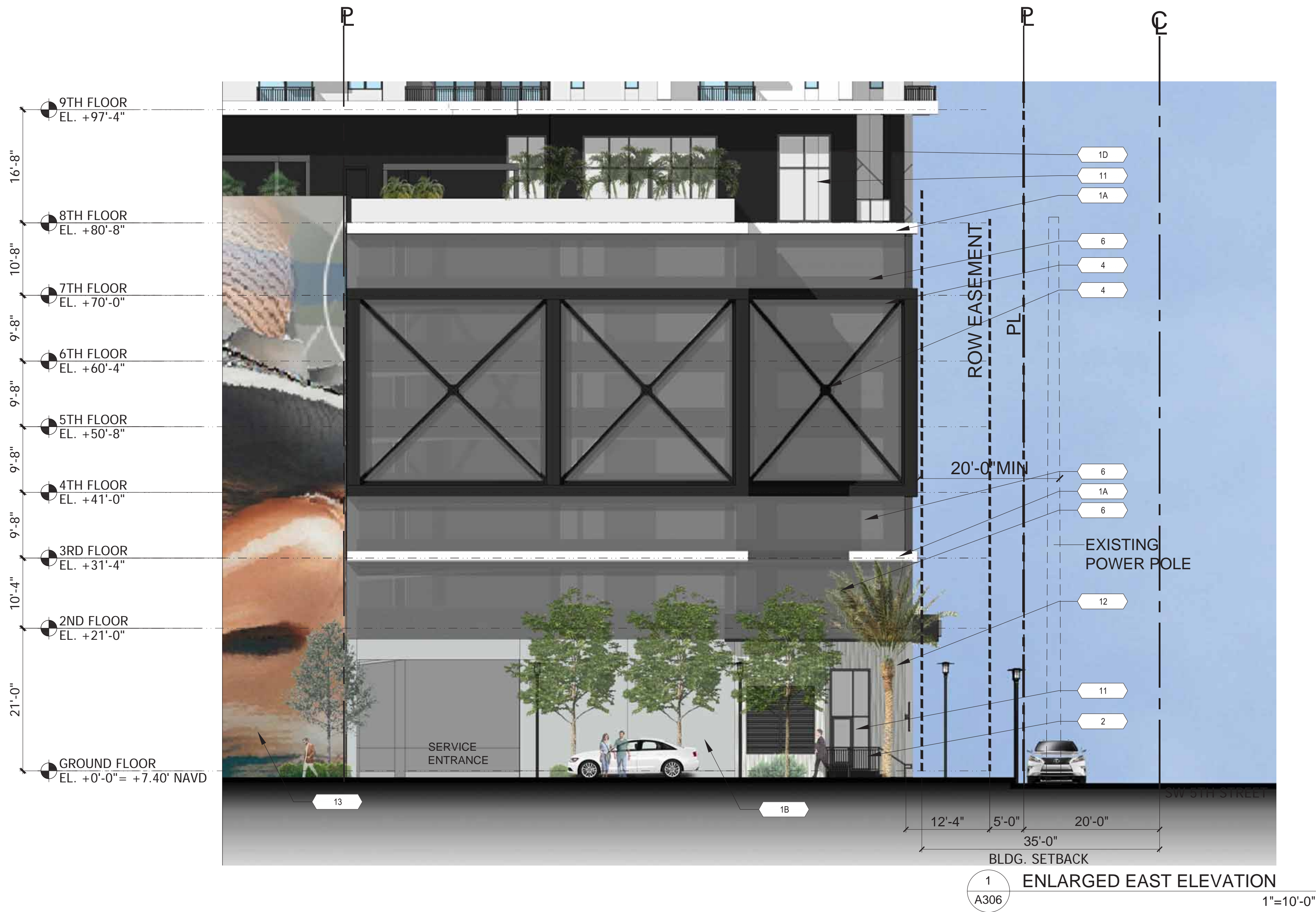
KEYPLAN



- | | | | | | | | | | | | |
|----|---|----|--|----|--|----|---|----|--|----|---|
| 1A | STUCCO WALL FINISH
COLOR: WHITE
TEXTURE: SMOOTH | 1B | STUCCO WALL
FINISH
COLOR: LIGHT
GRAY
TEXTURE: SMOOTH | 1C | STUCCO WALL
FINISH
COLOR: GRAY
TEXTURE:
SMOOTH | 1D | STUCCO WALL FINISH
COLOR: DARK GRAY
TEXTURE: SMOOTH | 1E | STUCCO WALL FINISH
COLOR: BURNT ORANGE
TEXTURE: SMOOTH | 1F | STUCCO WALL FINISH
COLOR: MEDIUM GRAY
TEXTURE: SMOOTH |
| 2 | ALUMINUM RAILING | 3 | FUTURE RETAIL
TENANT SIGN | 4 | DECORATIVE
METAL
FRAME | 5 | METAL
TRELLIS | 6 | METAL MESH
SCREEN | 7 | ALUM / GLASS
GUARDRAIL |
| 8 | LINEAR LED LIGHT | 9 | IMPACT RESISTANT
WINDOWS | 10 | IMPACT RESISTANT
SLIDING GLASS
DOOR | 11 | IMPACT RESISTANT
STOREFRONT
SYSTEM | 12 | DECORATIVE 3D WALL
TILE | 13 | MURAL / ART WORK |
| | | | | | | | | 14 | STUCCO TOOLED
JOINTS | 15 | OPAQUE GLASS
SCREEN |

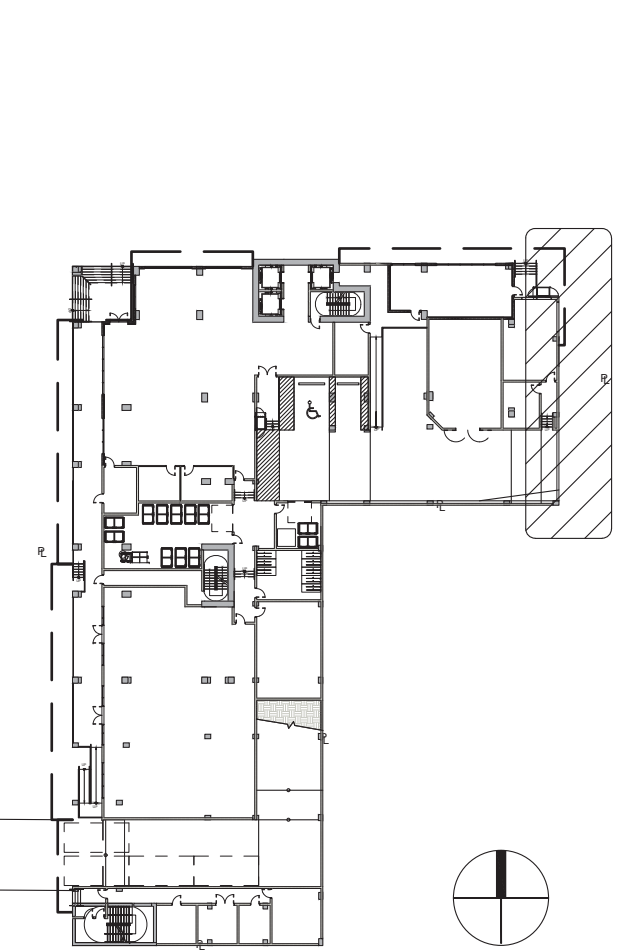


6 METAL MESH SCREEN



1 A306 ENLARGED EAST ELEVATION 1"=10'-0"

KEYPLAN



- 1A STUCCO WALL FINISH
COLOR: WHITE
TEXTURE: SMOOTH
- 2 ALUMINUM RAILING
- 8 LINEAR LED LIGHT

- 1B STUCCO WALL FINISH
COLOR: LIGHT GRAY
TEXTURE: SMOOTH
- 3 FUTURE RETAIL TENANT SIGN
- 9 IMPACT RESISTANT WINDOWS

- 1C STUCCO WALL FINISH
COLOR: GRAY
TEXTURE: SMOOTH
- 4 DECORATIVE METAL FRAME
- 10 IMPACT RESISTANT SLIDING GLASS DOOR

- 1D STUCCO WALL FINISH
COLOR: DARK GRAY
TEXTURE: SMOOTH
- 5 METAL TRELLIS
- 11 IMPACT RESISTANT STOREFRONT SYSTEM

- 1E STUCCO WALL FINISH
COLOR: BURNT ORANGE
TEXTURE: SMOOTH
- 6 METAL MESH SCREEN
- 12 DECORATIVE 3D WALL TILE
- 14 STUCCO TOOLED JOINTS

- 1F STUCCO WALL FINISH
COLOR: MEDIUM GRAY
TEXTURE: SMOOTH
- 7 ALUM / GLASS GUARDRAIL
- 13 MURAL / ART WORK
- 15 OPAQUE GLASS SCREEN

DORSKY + YUE
ARCHITECTURE

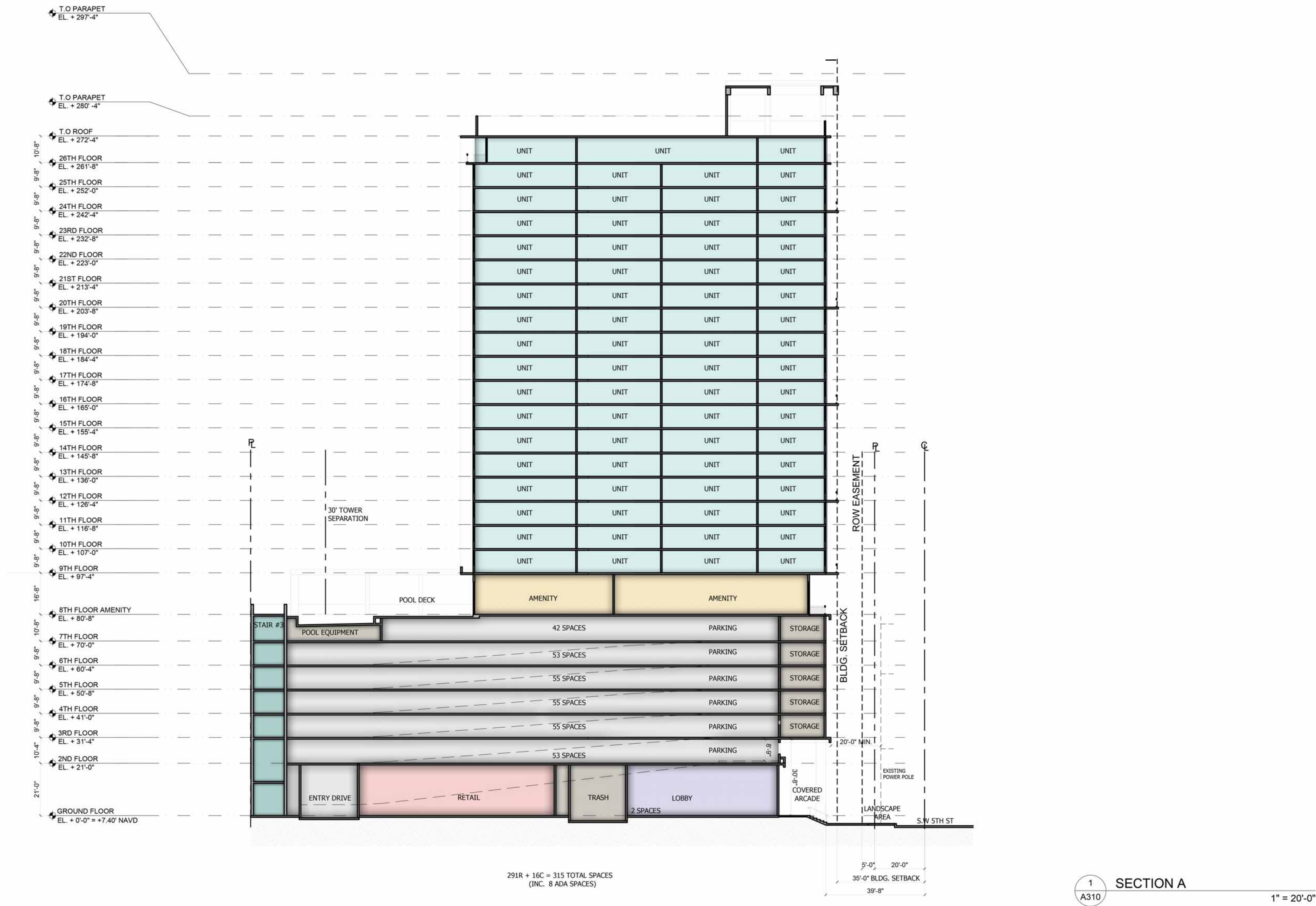
ARTHAUS

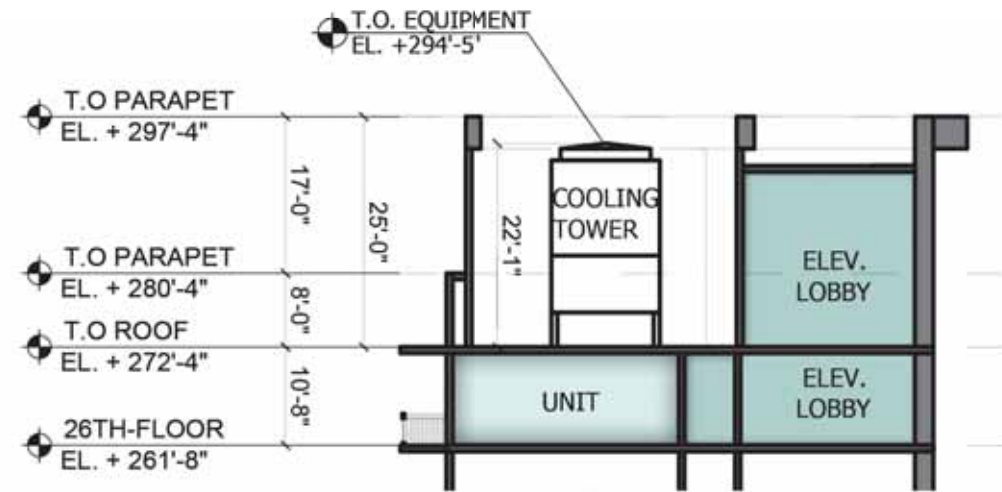
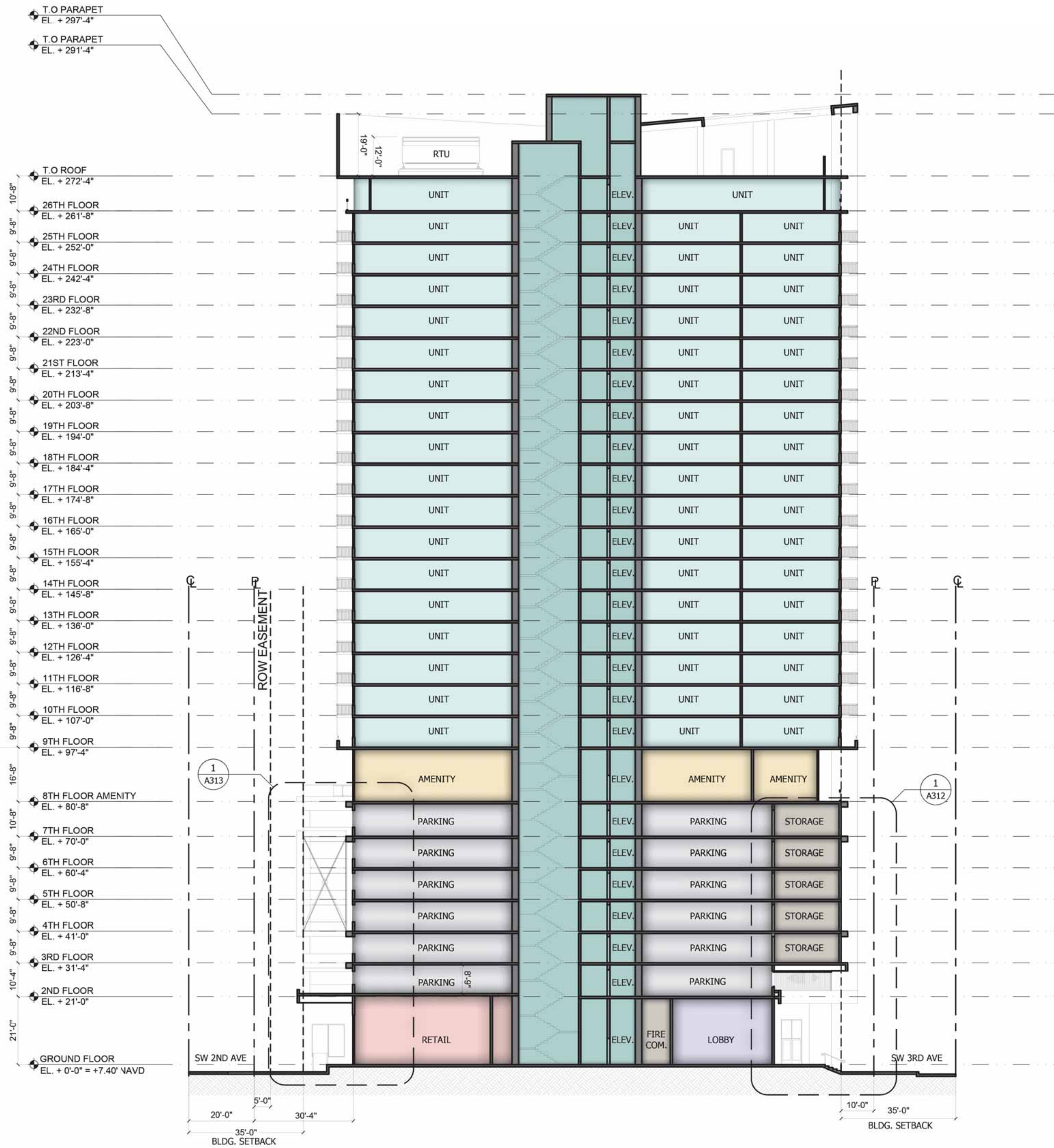
FORT LAUDERDALE, FLORIDA
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ENLARGED EAST ELEVATION

Job No.: DY202334
Date: 06/16/2025
Drawn: Checked:

A306

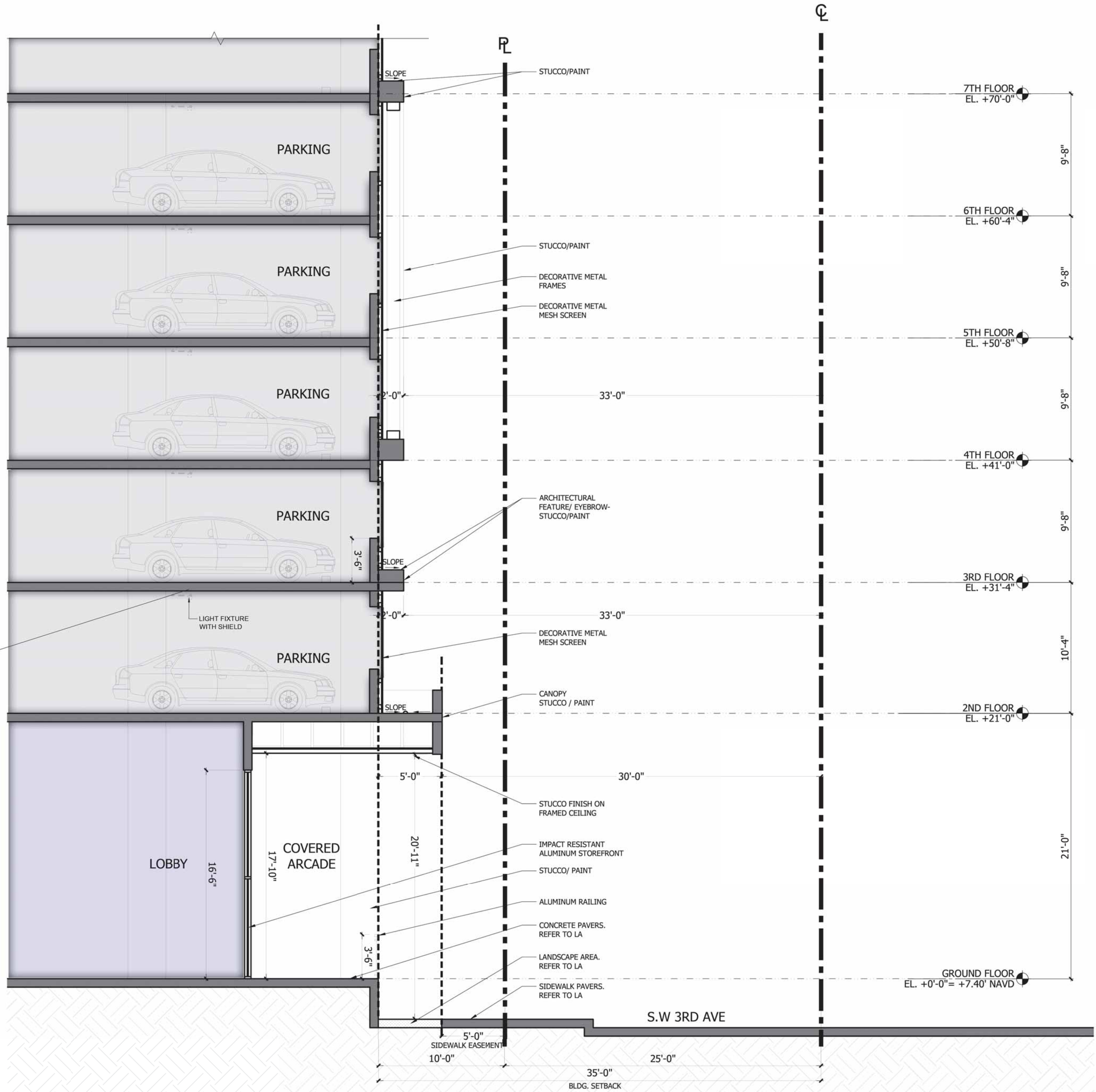




2 SECTION ROOF MECH. EQUIPMENT
A311 1" = 20'-0"

1 SECTION B
A311 1" = 20'-0"





1
A314
DETAIL SECTION C
1/4"=1'-0"

SCALE: 1/16" = 1'-00"

0' 8' 16' 32' 48'

NORTH

811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days
before digging.



ILLUSTRATIVE SITE PLAN
ARTHAUS
FORT LAUDERDALE, FLORIDA



DORSKY + YUE INTERNATIONAL
ARCHITECTURE



Architectural Alliance Landscape
101 SW 1st Avenue, Suite 200
Fort Lauderdale, FL 33301
TEL: 954-764-8858 EMAIL: hjohnson@arcball.net

H. JOHNSON
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. LA0008865

3. DRC RESUBMITTAL 07/15/2025

Revision Dates

DRC SUBMITTAL

500 ART LOFTS

FORT LAUDERDALE, FLORIDA

Sheet Description
ILLUSTRATIVE
SITE
PLAN

Release Date
03-22-24

Project Number
2401

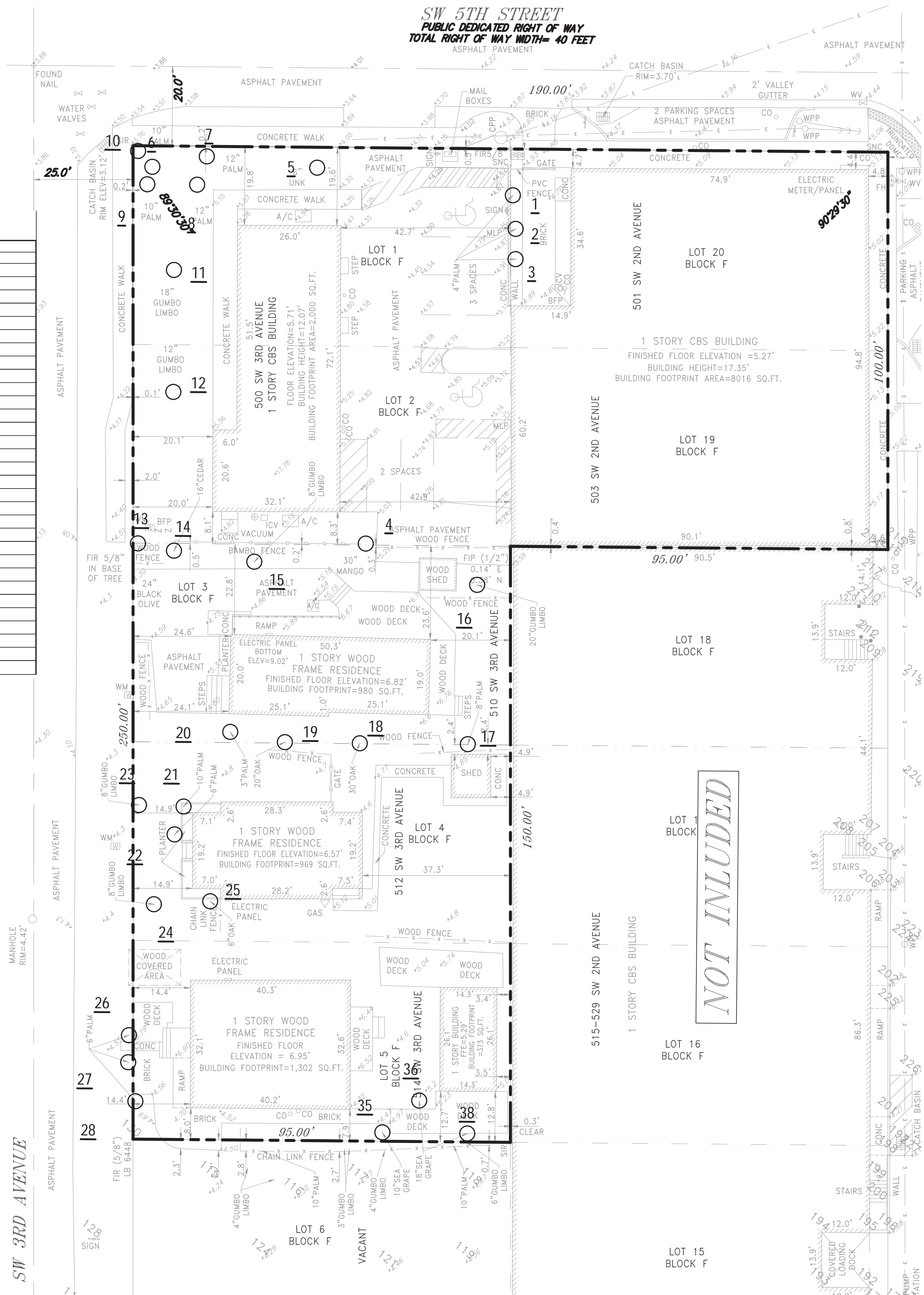
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Sheet 1 OF 1

ARHTAUS - FORT LAUDERDALE

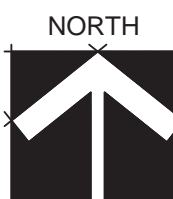
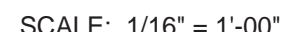
KEY	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	O.A. HEIGHT (FEET)	C.T. HEIGHT (FEET)	SPREAD (FEET)	CONDITION	CLASS	TOTAL PALM RELOCATED	TOTAL PALM REPLACEMENT	MITIGATION/ INCHES	PALM MITIGATION COST	TREE MITIGATION COST	DISPOSITION	COMMENTS
1	<i>Veitchia arecina</i>	Montgomery Palm	5	26		14	Fair			1				REMOVE	
2	<i>Veitchia arecina</i>	Montgomery Palm	5	26		14	Fair			1				REMOVE	
3	<i>Veitchia arecina</i>	Montgomery Palm	5	26		14	Fair			1				REMOVE	
4	<i>Mangifera indica</i>	Mango	20	50		26	50%	60%			6		\$390.00	REMOVE	
5	<i>Lagerstroemia indica</i>	Crape Myrtle	5	12		7	52%	60%			2			REMOVE	
6	<i>Cocos nucifera</i>	Coconut Palm	8	40	31	16	Fair					\$930		REMOVE	
7	<i>Sabal Palmetto</i>	Sabal Palm	20	16		13	Fair			1				REMOVE	
8	<i>Cocos nucifera</i>	Coconut Palm	8	38	30	16	Fair					\$900		REMOVE	
9	<i>Cocos nucifera</i>	Coconut Palm	8	38	30	16	Fair					\$900		REMOVE	
10	<i>Cocos nucifera</i>	Coconut Palm	11	20	6	14	Good					\$180		REMOVE	
11	<i>Bursera simaruba</i>	Gumbo Limbo	18	20		19	67%	100%			13		\$845.00	REMOVE	SEE ARBORIST REPORT
12	<i>Bursera simaruba</i>	Gumbo Limbo	12	20		14	47%	100%			6		\$390.00	REMOVE	
13	<i>Quercus laurifolia</i>	Laurel Oak	23	50		27	55%	60%			8		\$520.00	REMOVE	SEE ARBORIST REPORT
14	<i>Thuja occidentalis</i>	Arborvitae	10	40		16	37%							REMOVE	CONDITION RATING F - 0%
15	<i>Bursera simaruba</i>	Gumbo Limbo	8	30		18	70%	100%			6		\$390.00	REMOVE	
16	<i>Delonix regia</i>	Royal Poinciana	17	40		42	62%	80%			9		\$585.00	REMOVE	
17	<i>Adonidia merrillii</i>	Christmas Palm	3	20		14	Fair			1				REMOVE	
18	<i>Quercus laurifolia</i>	Laurel Oak	26	50		30	60%	60%			10		\$850.00	REMOVE	SEE ARBORIST REPORT
19	<i>Quercus laurifolia</i>	Laurel Oak	15	50		30	54%	60%			5		\$325.00	REMOVE	
20	<i>Adonidia merrillii</i>	Christmas Palm	4	20		14	Fair			1				REMOVE	
21	<i>Sabal Palmetto</i>	Sabal Palm	16	27		13	Fair			1				REMOVE	
22	<i>Syagrus romanzoffiana</i>	Queen Palm	7	32		16	Fair			1				REMOVE	
23	<i>Bursera simaruba</i>	Gumbo Limbo	7	18		16	47%	100%			4		\$260.00	REMOVE	
24	<i>Bursera simaruba</i>	Gumbo Limbo	10	19		20	46%	100%			5		\$325.00	REMOVE	
25	<i>Quercus virginiana</i>	Live Oak	8	30		20	50%	100%			4		\$260.00	REMOVE	
26	<i>Cocos nucifera</i>	Coconut Palm	8	40	30	16	Fair					\$900		REMOVE	
27	<i>Cocos nucifera</i>	Coconut Palm	8	40	30	16	Fair					\$900		REMOVE	
28	<i>Cocos nucifera</i>	Coconut Palm	6	30	20	16	Fair					\$600		REMOVE	
35	<i>Ficus lyrata</i>	Fiddle leaf	14	40		26	48%	60%			5		\$325.00	REMOVE	
36	<i>Mangifera indica</i>	Mango	20	50		27	53%	60%			7		\$455.00	REMOVE	
38	<i>Mangifera indica</i>	Mango	20	50		27	50%	60%			6		\$390.00	REMOVE	

ARTHAUS TREE MITIGATION CALCULATIONS	REQUIRED	PROVIDED	REMAINING
1. INCHES REQUIRED TO BE MITIGATED.	96	80	16
2. C.T. REQUIRED FOR COCONUTS & ROYAL PALMS TO BE MITIGATED	177	14	163
3. PALMS TO BE MITIGATED ON SITE AT 1:1 REPLACEMENT	8	8	0

TOTAL TO BE DESPOSITED INTO TREE TRUST FUND	REQUIRED	COST	TOTAL
1. CALIPER INCHES NOT MITIGATED ON SITE	16	\$65.00	\$1,040.00
2. C.T. NOT MITIGATED ON SITE	163	\$30.00	\$4,890.00
3. PALMS NOT MITIGATED ON SITE	0	\$180.00	\$0.00
		TOTAL	\$5,930.00



NOTE:
1. TREES #29, #30, # 31, #32, #33, #34, #37
LOCATED ON ADJACENT PROPERTY



TREE
SURVEY
PLAN

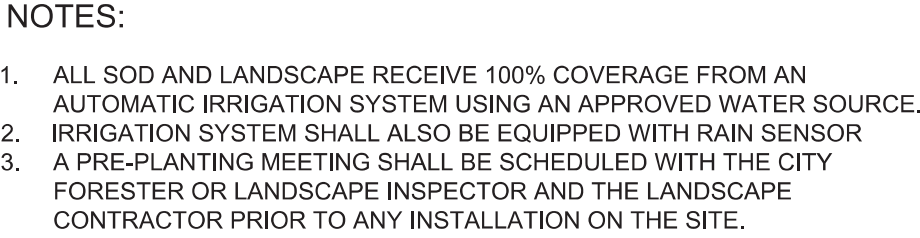
Release Date

Project Number

Drawing Number

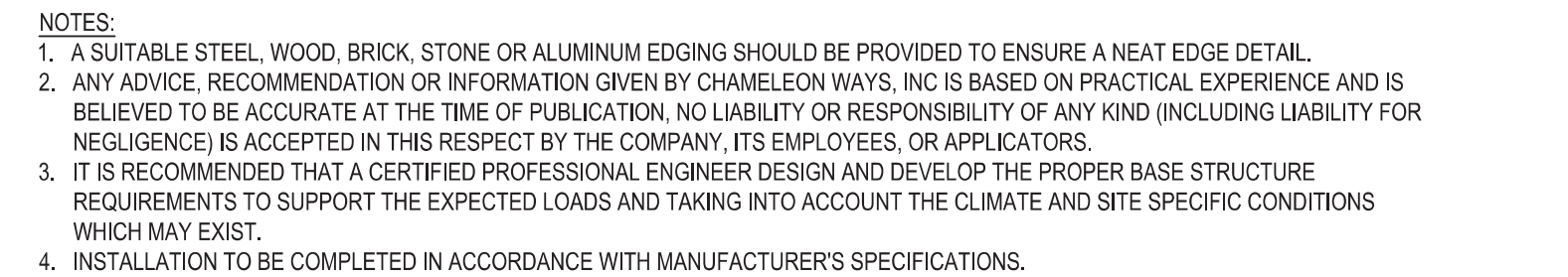
L-200

Sheet 1 OF 5

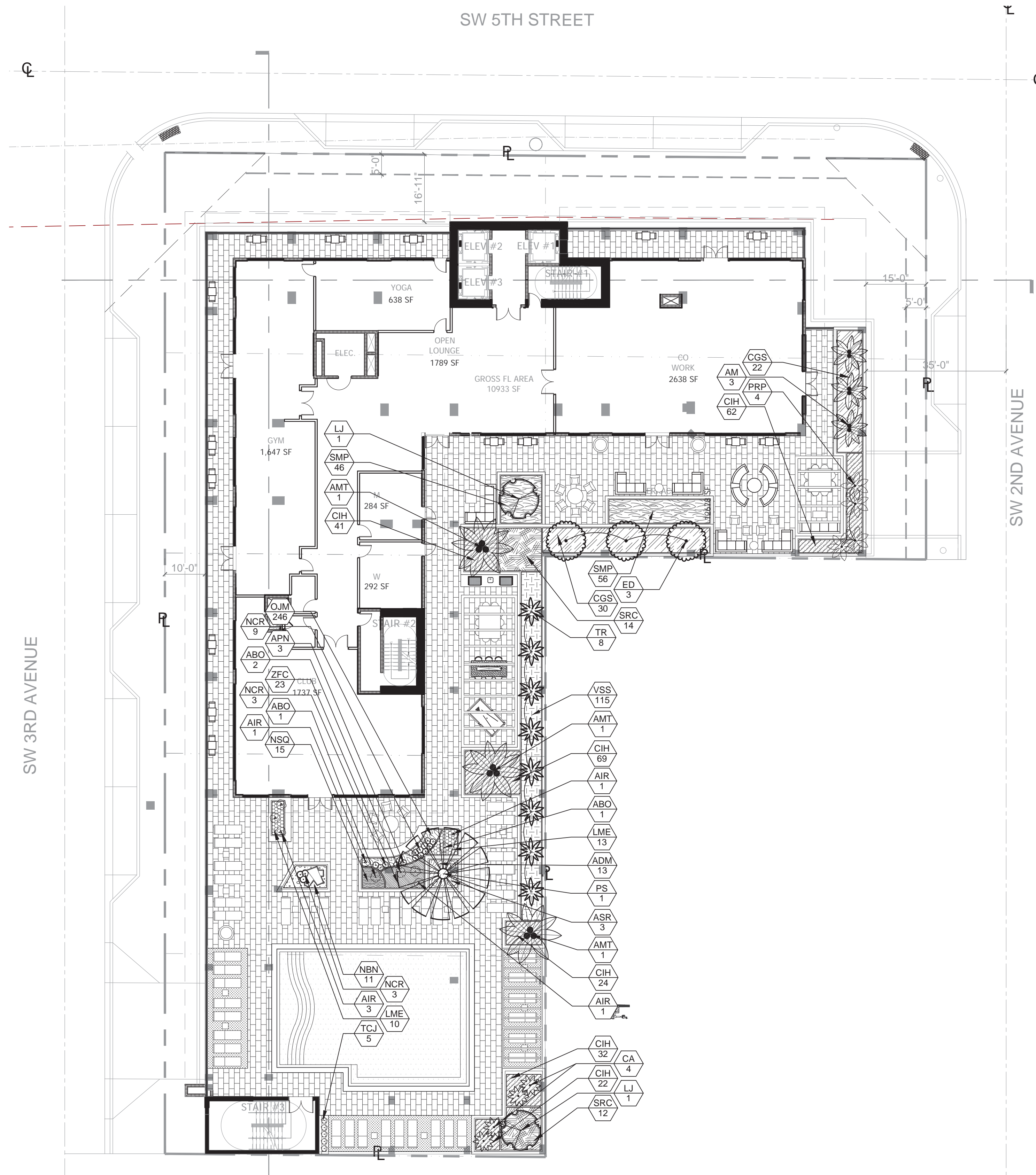
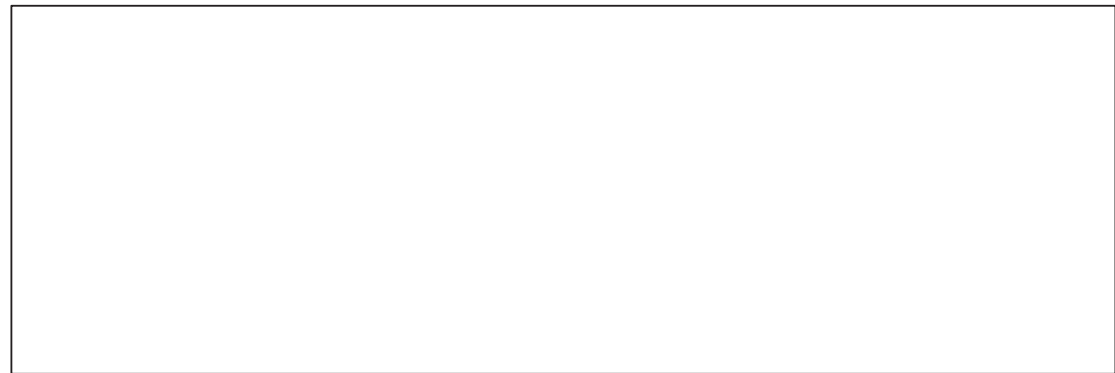


SOD/SEED										
SOD	99 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD			NO	HIGH		

TOTAL TO BE DESPOSITED INTO TREE TRUST FUND			
	REQUIRED	COST	TOTAL
1. CALIPER INCHES NOT MITIGATED ON SITE	16	\$65.00	\$1,040.00
2. C. T. NOT MITIGATED ON SITE	163	\$30.00	\$4,890.00
3. PALMS NOT MITIGATED ON SITE		\$180.00	\$0.00
		TOTAL	\$5,930.00

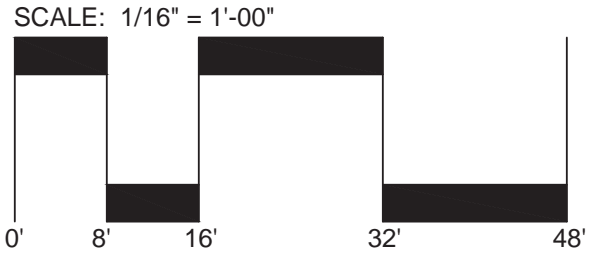


ADDAPAVE DETAIL



PLANT SCHEDULE AMENITY LEVEL										
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT		REMARKS
TREES										
ED	3	ELAEOCARPUS DECIPiens	JAPANESE BLUEBERRY TREE	FG&BB	3" CAL.	12" O.A.		NO	HIGH	
LJ	2	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	FG&BB	MULTI STEM	10' HT. X 8" SPR., 4'-5" CAL.		NO	MEDIUM	
PALM TREES										
AM	3	ADONDIA MERRILLII	MANILA PALM	FG&BB	DOUBLES	5' GW, SPECIMEN		NO	HIGH	
AMT	3	ADONDIA MERRILLII	MANILA PALM	FG&BB	TRIPLE TRUNK	16" O.A., 8" C.T. MIN		NO	HIGH	
CA	4	COCCOTHRINAX ALTA	SILVER THATCH PALM	FG&BB		4" O.A.		YES	HIGH	
PS	1	PHOENIX SYLVESTRIS	WILD DATE PALM	FG&BB		8" CT. NUT INC., FL. FANCY		NO	HIGH	
TR	8	THRINAX RADIATA	FLORIDA THATCH PALM	FG&BB	SPECIMENS	6" O.A. SINGLE TRUNK		YES	HIGH	
SHRUBS										
ABO	4	AECHMEA BLANCHETIANA	'BURNT ORANGE' BROMELIAD	-		30" O.A.		NO	MEDIUM	
TCJ	5	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	CONFEDERATE JASMINE	3 GAL.		5' RUNNERS		NO	HIGH	ON GRID
ACCENT PLANT										
APN	3	AECHMEA X 'PINOT NOIR'	PINOT NOIR BROMELIAD	-		20" HT.		NO	HIGH	
AIR	6	ALCANTAREA IMPERIALIS 'RUBRA'	RUBRA IMPERIAL BROMELIAD	-		30-36" O.A.		NO	HIGH	
ASR	3	ANDROPOLIS SKINERII RED TIP BROMELIAD	RED ANDROPOLIS	-		24-28" O.A.		NO	HIGH	
NCR	15	NEOMARICA CAERULEA 'REGINA'	REGINA WALKING IRIS	-		20" HT.		NO	MEDIUM	
PALMS & CYCADS										
PRP	4	PHOENIX ROEBELENI	PYGMY DATE PALM MULTI-TRUNK	-		8" O.A. - TRIPLE TRUNK		NO	HIGH	
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SHRUB AREAS										
CGS	52	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	-		48" HT. X 36" SPR.		YES	HIGH	36" o.c.
SMP	102	SABAL MINOR	DWARF PALMETTO	-		16" HT. X 16" SPR.		YES	HIGH	20" o.c.
SRC	26	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	-		24" HT. X 24" SPR.		YES	HIGH	36" o.c.
VSS	115	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	-		20" HT. X 20" SPR.		NO	MEDIUM	24" o.c.
GROUND COVERS										
ADM	13	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	-		18" HT. X 18" SPR. @		NO	MEDIUM	24" o.c.
CIH	250	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCO PLUM	-		12" HT. X 16" SPR.		YES	HIGH	16" o.c.
LME	23	LIRIOPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LILYTURF	-		18" HT. X 18" SPD.		NO	HIGH	20" o.c.
NBN	11	NEOREGELIA X 'BOSSA NOVA'	GREEN & WHITE BROMELIAD	-		8" HT. X 12" SPR.		NO	HIGH	20" o.c.
NSQ	15	NEOREGELIA X 'TEQUILA'	TEQUILA BROMELIAD	-		12" HT. X 12" SPR.		NO	HIGH	16" o.c.
OJM	246	OPHIPOGON JAPONICUS	MONDO GRASS	-		4" HT.		NO	MEDIUM	6" o.c.
TALL GROUND COVERS										
ZFC	23	ZAMIA FLORIDANA	FLORIDA COONTIE	-		BUSHY & FULL 18" HT. X 18" SPD.		YES	HIGH	20" o.c.

- NOTES:
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 - IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
 - A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER OR LANDSCAPE INSPECTOR AND THE LANDSCAPE CONTRACTOR PRIOR TO ANY INSTALLATION ON THE SITE.



DRC SUBMITTAL
ARTHAUS
FORT LAUDERDALE, FLORIDA

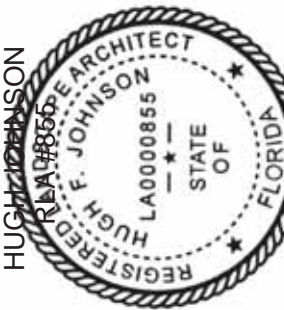
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PLANTING PLAN
POOL DECK
LEVEL

Release Date
03-22-24

Project Number
2401

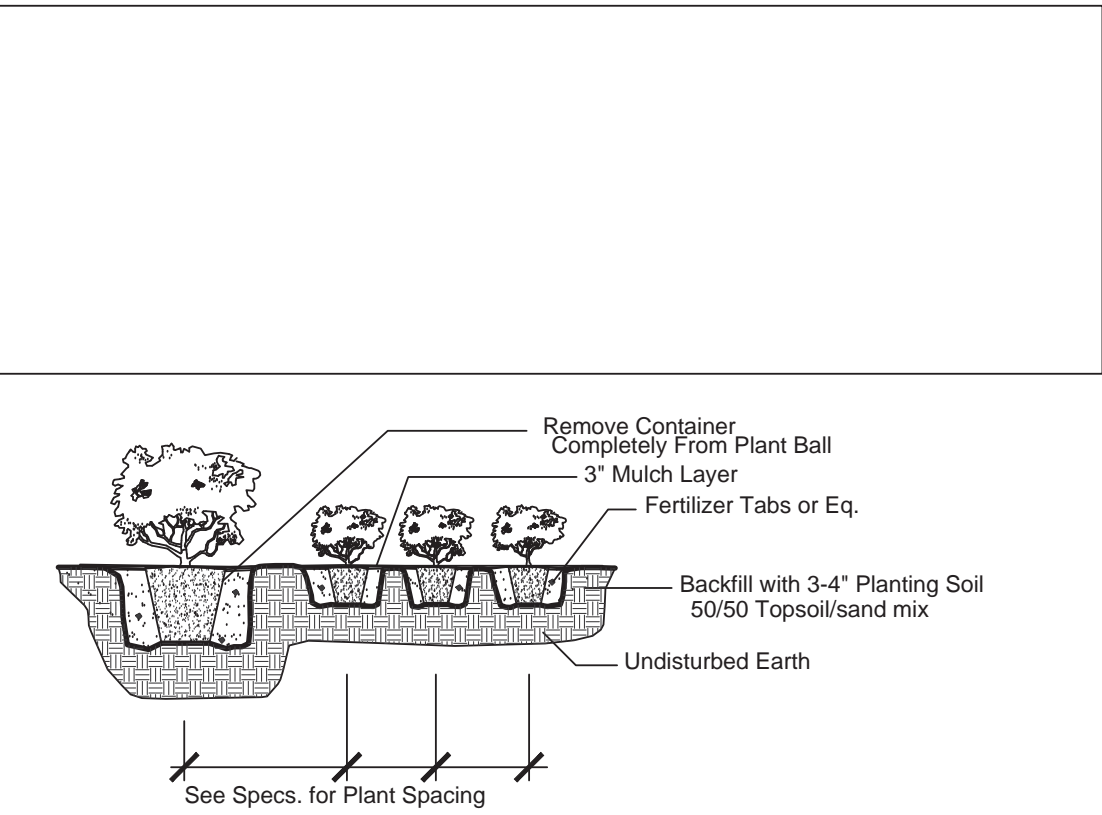
Drawing Number

L-211
Sheet 3 OF 5



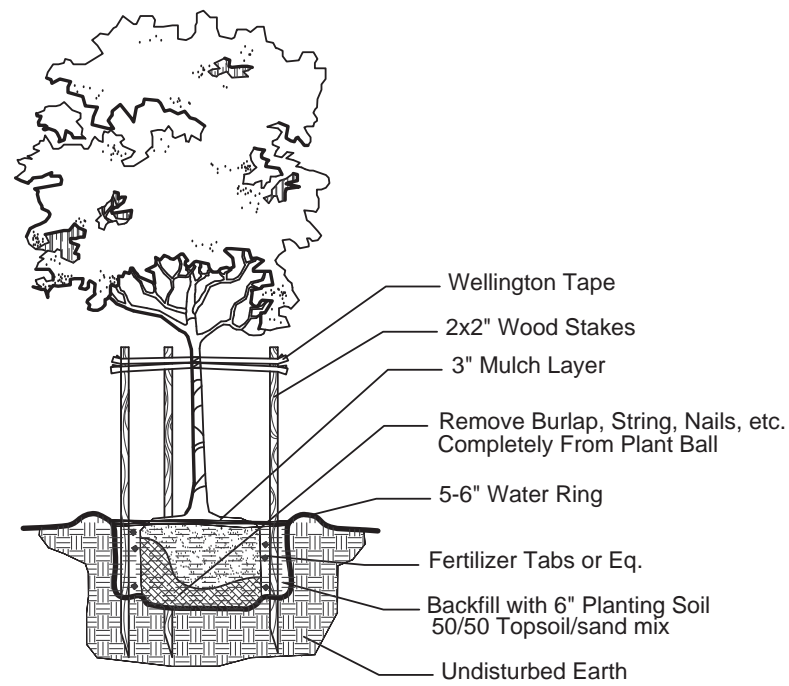
03-12-2024	DRC RESUBMITTAL
03-26-2025	DRC RESUBMITTAL
07-15-2025	DRC RESUBMITTAL
1. N	2.
3.	

Revision Dates



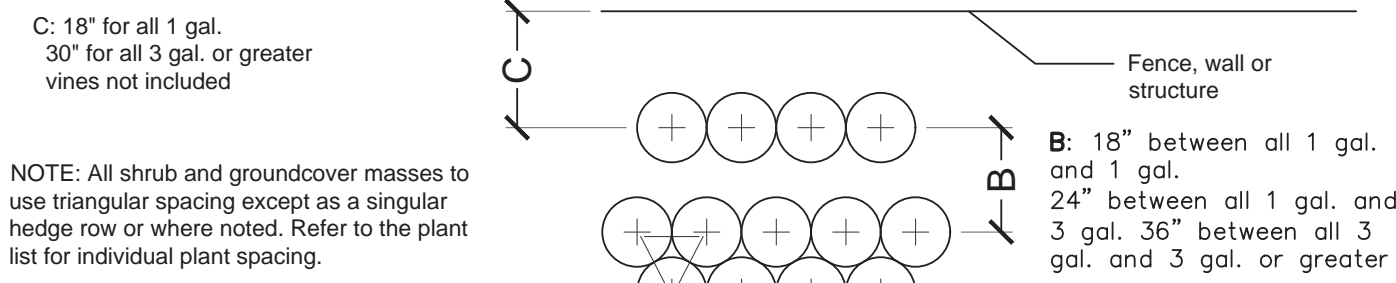
Shrub & Ground Cover Planting Detail

NTS



Small Tree Planting Detail

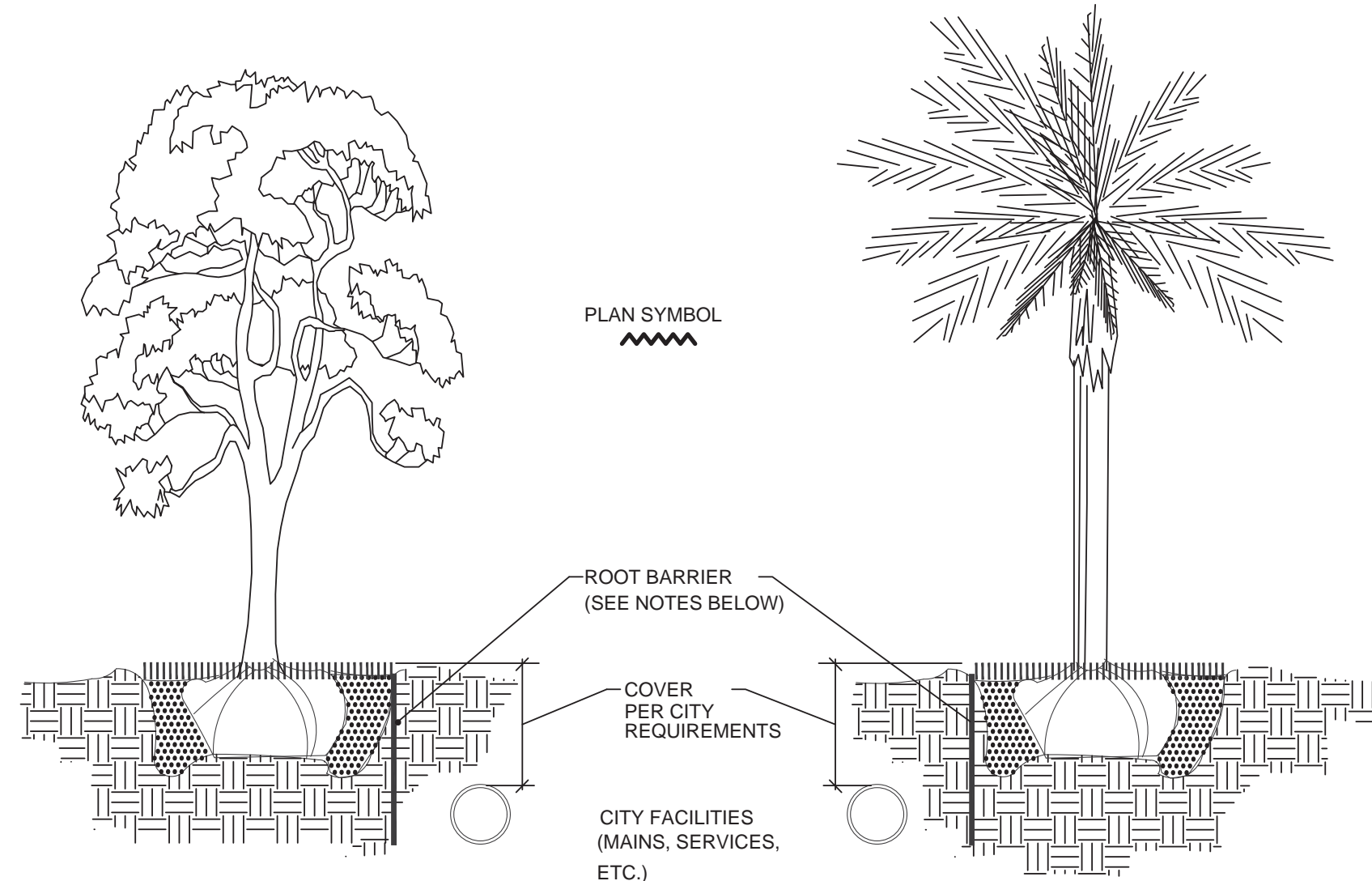
NTS



Typical Plant Spacing

NTS

NOTE: PROVIDE ROOT BARRIERS AS REQUIRED ON ALL TREES IN CONFLICT WITH MINIMUM CLEARANCE WITH UTILITIES. MINIMUM CLEARANCE OF 5' FT FOR PALMS AND SMALL TREES AND 10' FT FOR LARGE TREES WITH INTRUSIVE ROOT SYSTEMS PER CITY OF FORT LAUDERDALE REQUIREMENTS.SEE TYPICAL DETAIL BELOW.

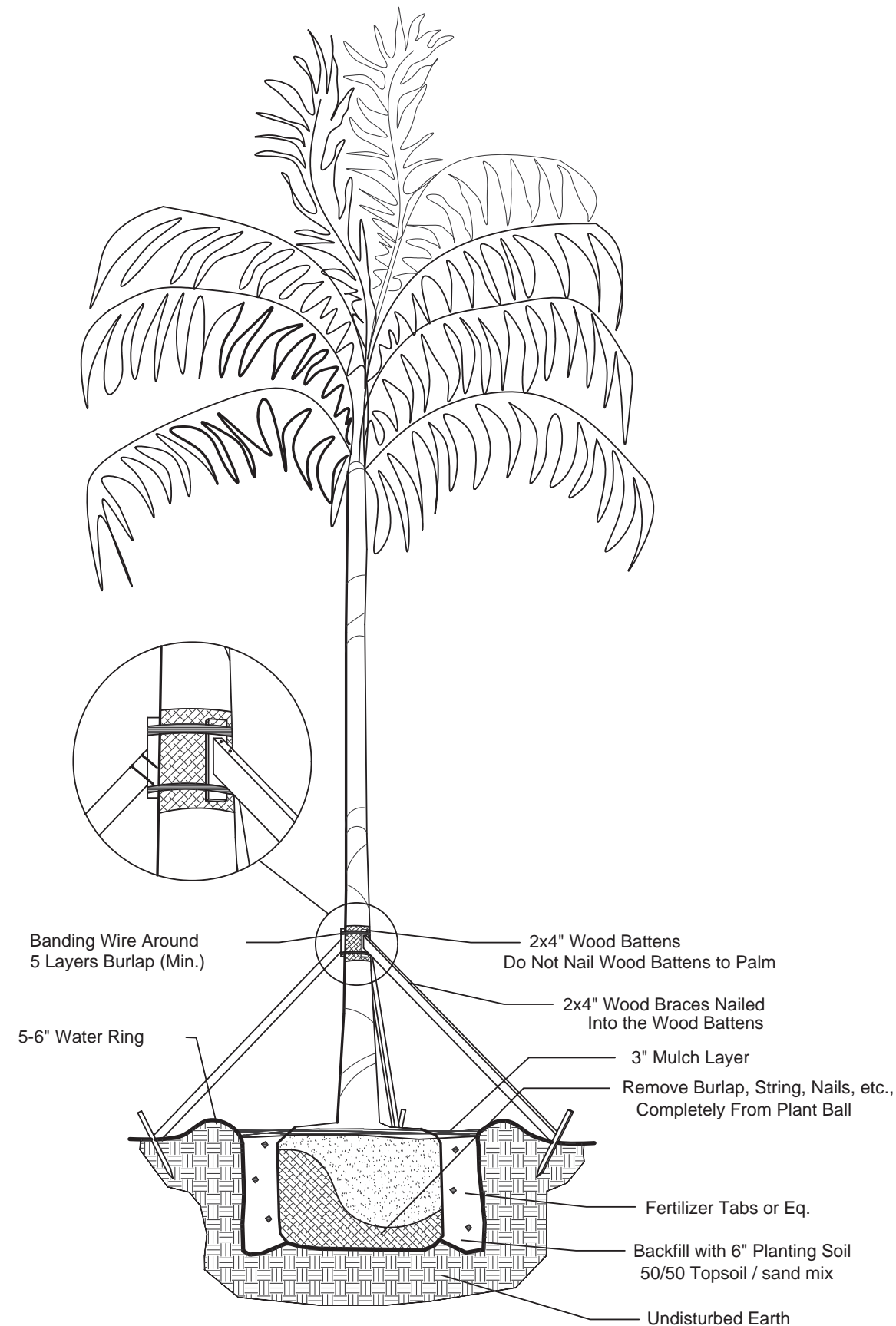


NOTES:

1. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
2. ROOT BARRIERS SHALL HAVE MINIMUM DEEP PER CITY REQUIREMENTS. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
3. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

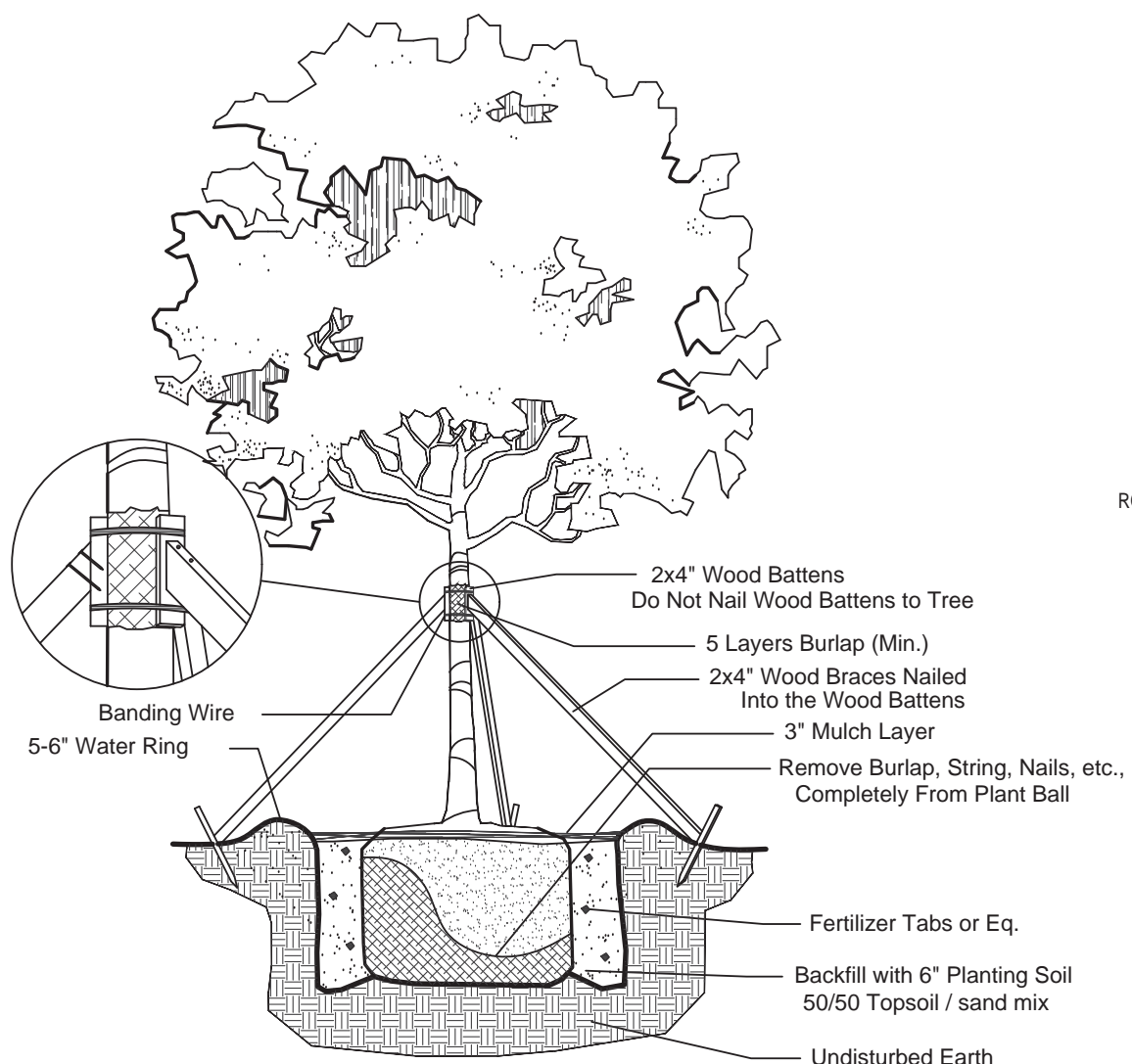
Typical Root Barrier Detail

NTS



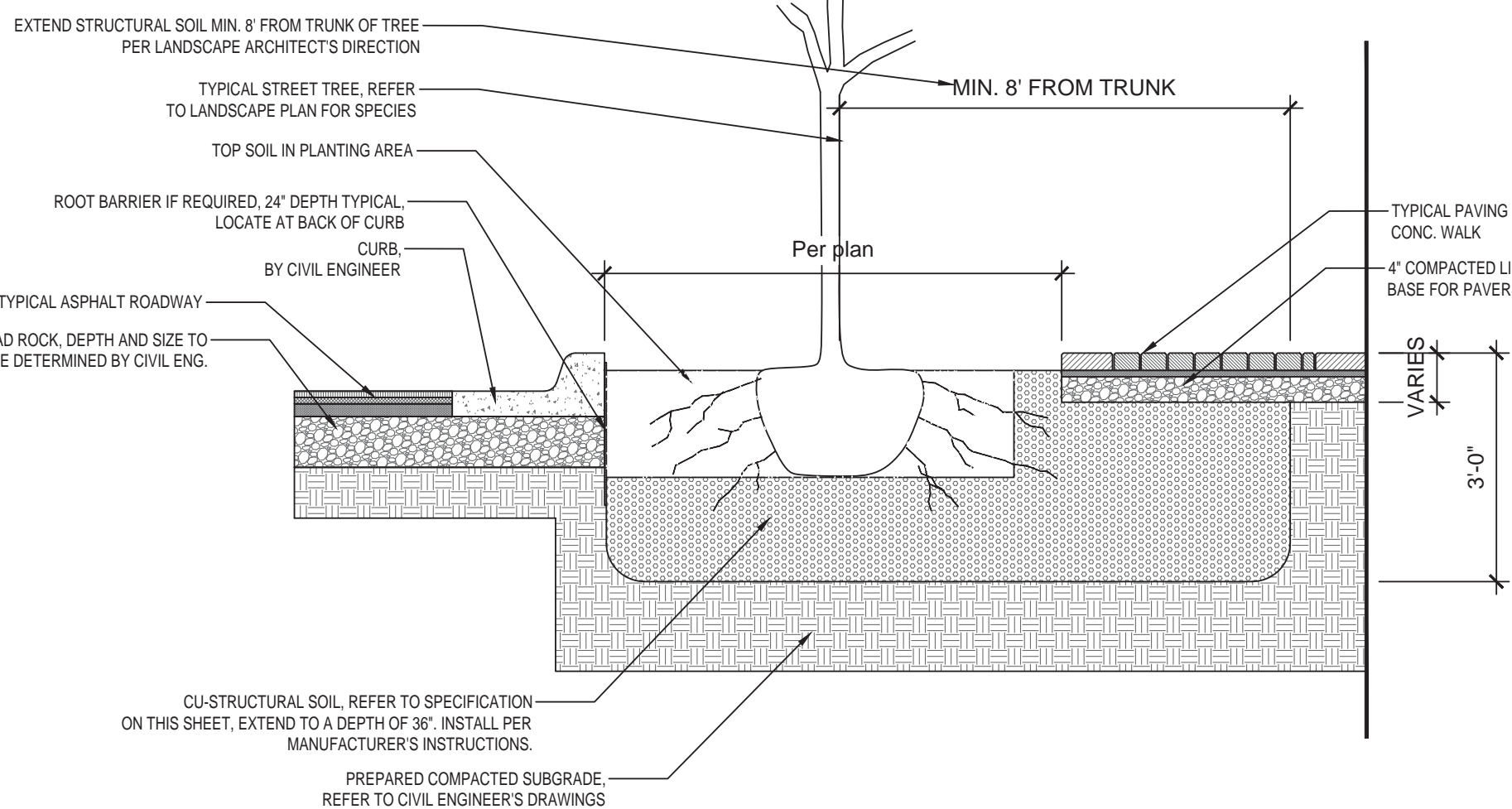
Palm Planting Detail

NTS



Large Tree Planting Detail

NTS



CU-STRUCTURAL SOIL DETAIL

NTS

CU-STRUCTURAL SOIL® SPECIFICATIONS

PART 2- MATERIALS

2.1 CLAY LOAM

- A. Soil shall be a "loam" with a minimum clay content of 20% or a "clay loam" based on the "USDA classification system" as determined by mechanical analysis (ASTM D-422) and it shall be of uniform composition, without admixture of subsoil. It shall be free of stones, lumps, plants and their roots, debris and other extraneous matter. It shall not contain toxic substances harmful to plant growth. Clay loam shall contain not less than 2% or more than 5% organic matter as determined by the loss on ignition of oven-dried samples. Test samples shall be oven-dried to a constant weight at a temperature of 230 degrees F., plus or minus 9 degrees.
- B. Mechanical analysis for the loam or clay loam shall be as follows:
- | Textural Class | % of Total Weight |
|----------------|-------------------|
| Gravel | less than 5% |
| Sand | 20-45% |
| Silt | 20-50% |
| Clay | 20-40% |
- C. Chemical analysis: Meet, or be amended to meet the following criteria:
1. pH between 5.5 to 6.5
 2. Percent organic matter 2% - 5% by dry weight

3. Adequate nutrient levels
 4. Soluble salt less than 1.0 mmho/cm
 5. Cation Exchange Capacity (CEC) greater than 10
 6. Carbon/Nitrogen ratio less than 33:1
- D. Loam or clay loam shall not come from USDA - classified prime farmland.

2.2 FERTILIZER (if needed)

- A. Should nutrient analysis suggest that the loam or clay loam need additional nutrients, it shall be amended by Ameroq's licensed producer.

2.3 SULFUR (if needed)

- A. Sulfur shall be a commercial granular, 96% pure sulfur, with material and analysis appearing on the labeled container.
- B. Sulfur used to lower pH shall be a ferrous sulfate formulation.
- C. Application rates shall be dependent on soil test results.

2.4 LIME (if needed)

- A. Agricultural lime containing a minimum of 85% carbonates.
- B. Application rates shall be dependent on soil test results.

2.5 CRUSHED STONE

- A. The size of the crushed stone shall be 0.75 inches to 1.5 inches allowing for up to 10% being greater than 1.5 inches, and up to 10% less than 0.75 inches.
- B. Acceptable aggregate dimensions will not exceed 2.5:1.0 for any two dimensions.
- C. Minimum 90% with two or more fractured faces.
- D. Results of Aggregate Soundness Loss test shall not exceed 18%.
- E. Losses from LA Abrasion tests shall not exceed 40%.

2.6 HYDROGEL.

- A. Hydrogel shall be a coated potassium propenato-propenamide copolymer (Gelscape® Hydrogel Tackifier) as manufactured by Ameroq, Inc. 800-832-8788.

2.7 WATER

- A. The installing contractor shall be responsible to furnish his own supply of water (if needed) free of impurities, to the site.

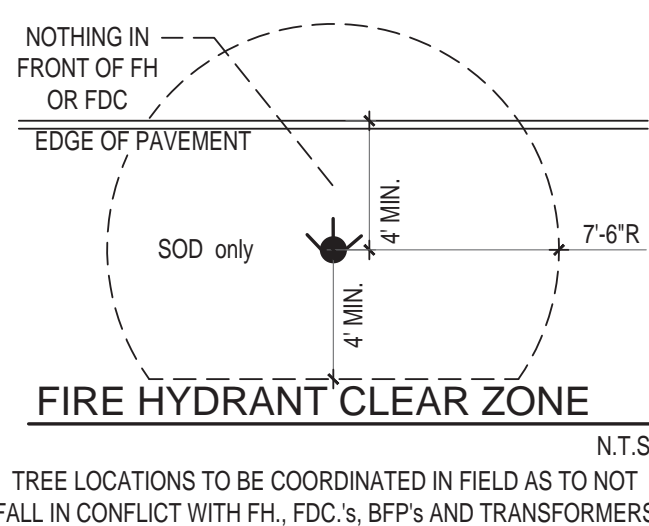
2.8 CU-STRUCTURAL SOIL®

- A. A uniformly blended urban tree mixture of crushed stone, clay loam and Gelscape® Hydrogel Tackifier, as produced by an Ameroq-licensed company, mixed in the following proportion:
- | Material | Unit of Weight |
|------------------------------|--|
| specified crushed Stone | 100 units dry weight |
| specified clay loam | 20 - 25 units (to achieve minimum CBR of 50) |
| Gelscape® Hydrogel Tackifier | 0.035 units dry weight |
| moisture | ASTM D698/AASHTO T-99 optimum moisture |

CU-STRUCTURAL SOIL SPECIFICATIONS

SPECIAL INSTRUCTIONS:

1. GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
2. ALL SOD AREAS AS INDICATED ON THE PLANTING PLAN SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE 'PALMETTO' SOLID SOD. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY SOD WHICH MAY BE DAMAGED FROM THE LANDSCAPE INSTALLATION OPERATIONS.



FIRE HYDRANT CLEAR ZONE DETAIL

NTS

GENERAL PLANTING REQUIREMENTS

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

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

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

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. A four-inch clear space must be left for air between plant bases and the mulch. Cypress bark mulch shall not be used.

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

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

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

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

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

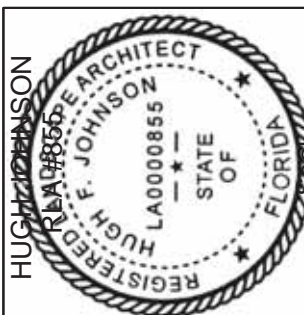
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of AAL.

The plan takes precedence over the plant list.

NOTES:

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AAL
Architectural Alliance Landscape
1000 S.W. 15th Avenue, Suite 200
Fort Lauderdale, FL 33311
TEL: 954.784.8848
EMAIL: Robb@aal.net



08-12-2024
DRC RESUBMITTAL
02-26-2025
DRC RESUBMITTAL
07-15-2025
DRC RESUBMITTAL

Revision Dates

DRC SUBMITTAL
ARTHAUS
FORT LAUDERDALE, FLORIDA

Sheet Description
LANDSCAPE
DETAILS & NOTES

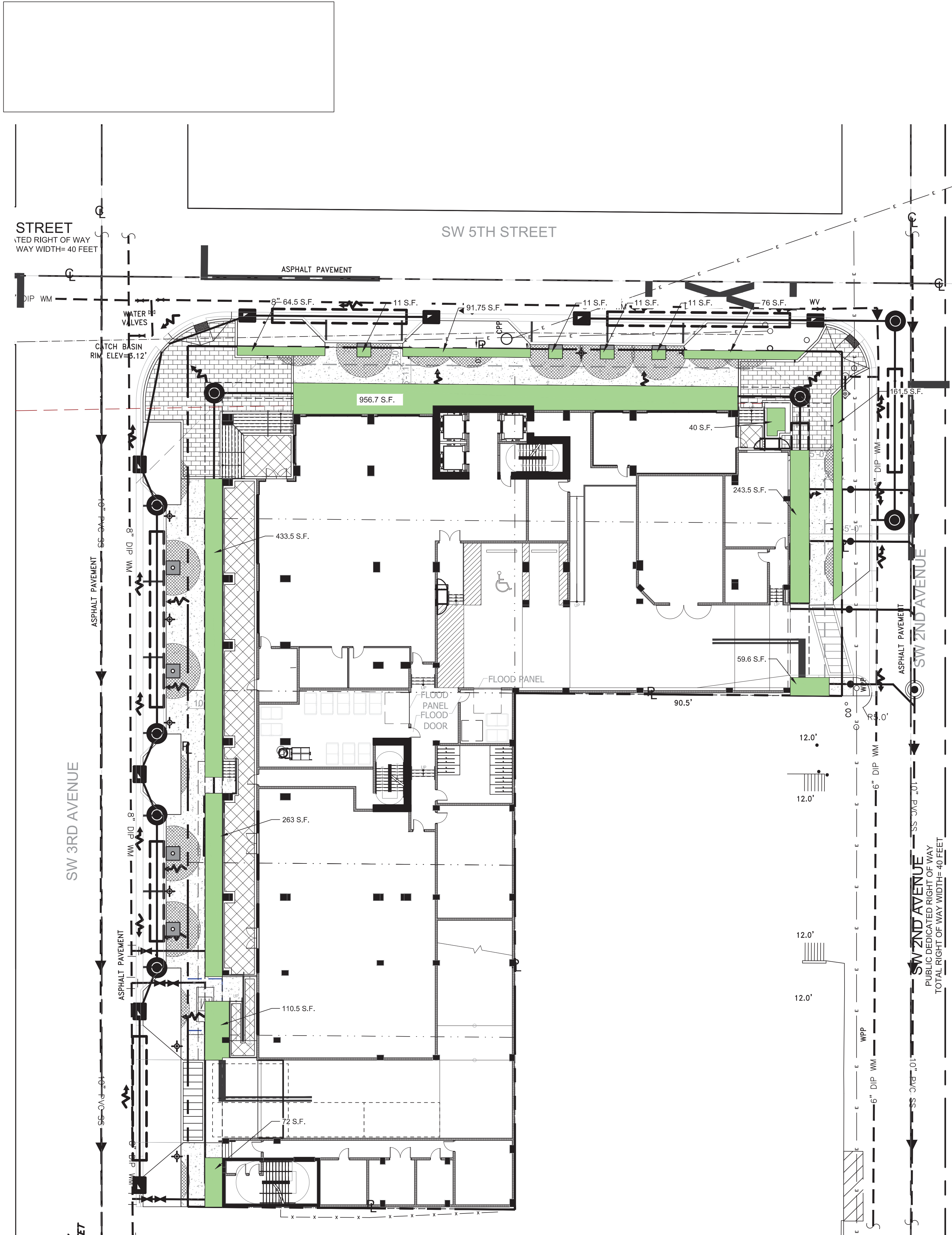
Release Date
03-22-24

Project Number
2401

Drawing Number

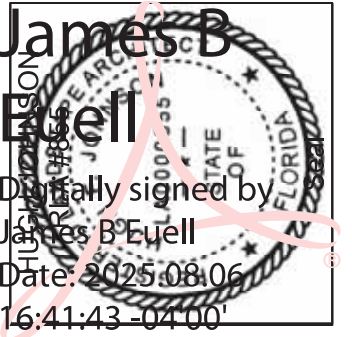
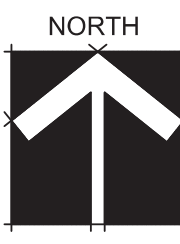
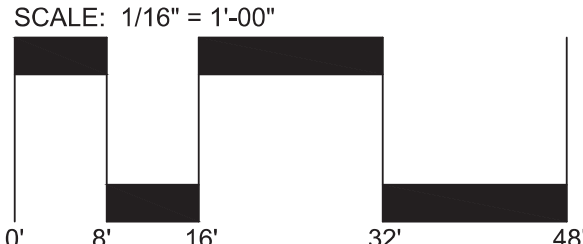
L-220

Sheet 4 OF 5



1. TOTAL PERVIOUS AREA EQUALS:
2,614.4 S.F.
2. SEE CIVIL ENGINEER'S PLANS SHEET
X4 FOR OPEN SPACE CALCULATIONS

- NOTES:
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Revision	Revision Dates
03-12-2024 DRC RESUBMITTAL	03-12-2024
03-28-2023 DRC RESUBMITTAL	03-28-2023
03-28-2023 DRC RESUBMITTAL	03-28-2023
03-28-2023 DRC RESUBMITTAL	03-28-2023

DRC SUBMITTAL

ARTHAUS

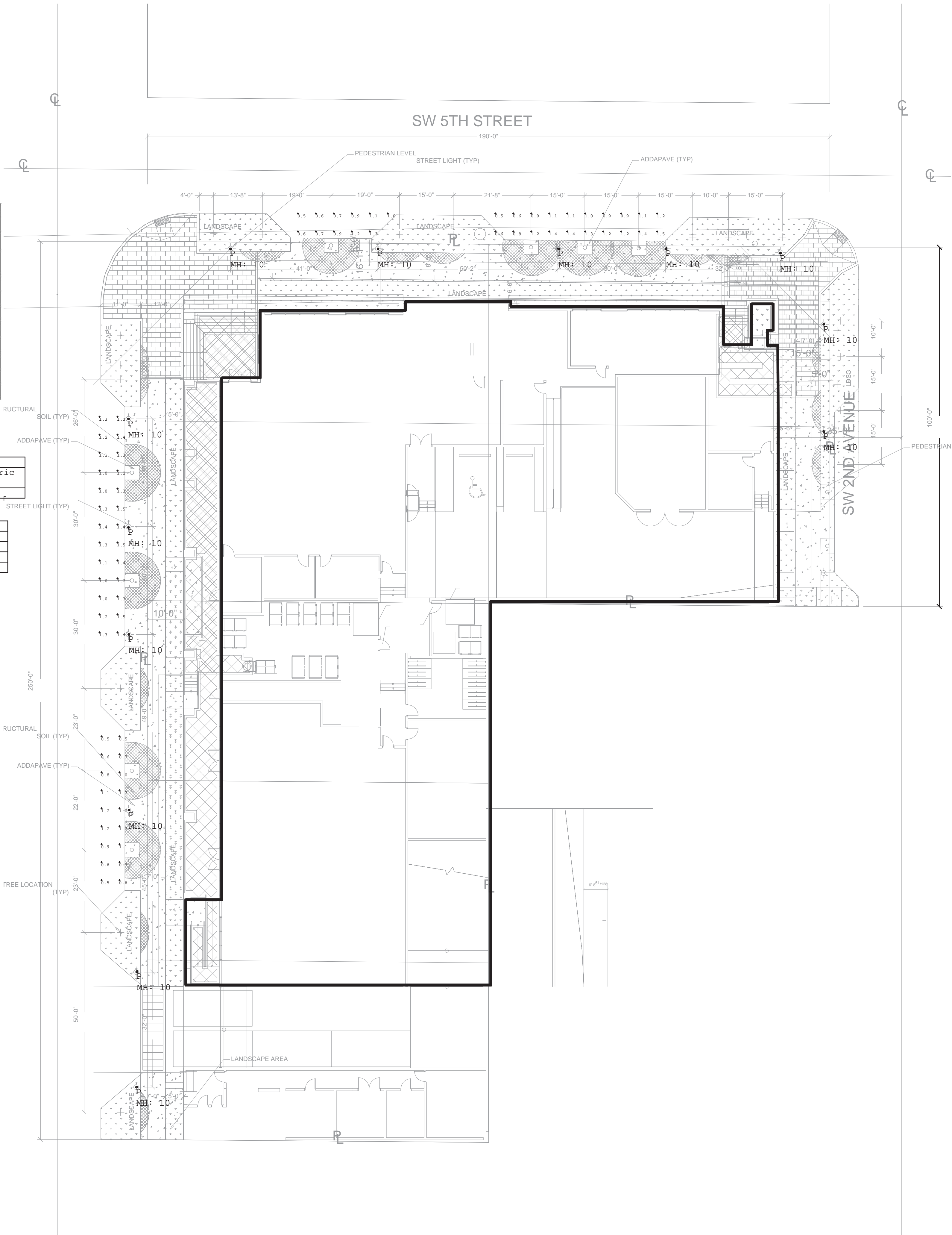
FORT LAUDERDALE, FLORIDA

Sheet Description
STREET LEVEL PERVIOUS AREA PLAN
Release Date
03-22-24
Project Number
2401
Drawing Number
L-221
Sheet 5 OF 5

Luminaire Schedule								
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts	Mounting Height	Photometric Center Z
☉	13	P	FOR-20012-O-W40	0.900	3275	50.2	10	9.625

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PARKING SW 3RD AV BOTTOM	illumiance	Fc	0.88	1.3	0.5	1.76	2.60	
PARKING SW 3RD AV TOP	illumiance	Fc	1.27	1.5	1.0	1.27	1.50	
PARKING SW 5TH ST	illumiance	Fc	0.99	1.5	0.5	1.98	3.00	

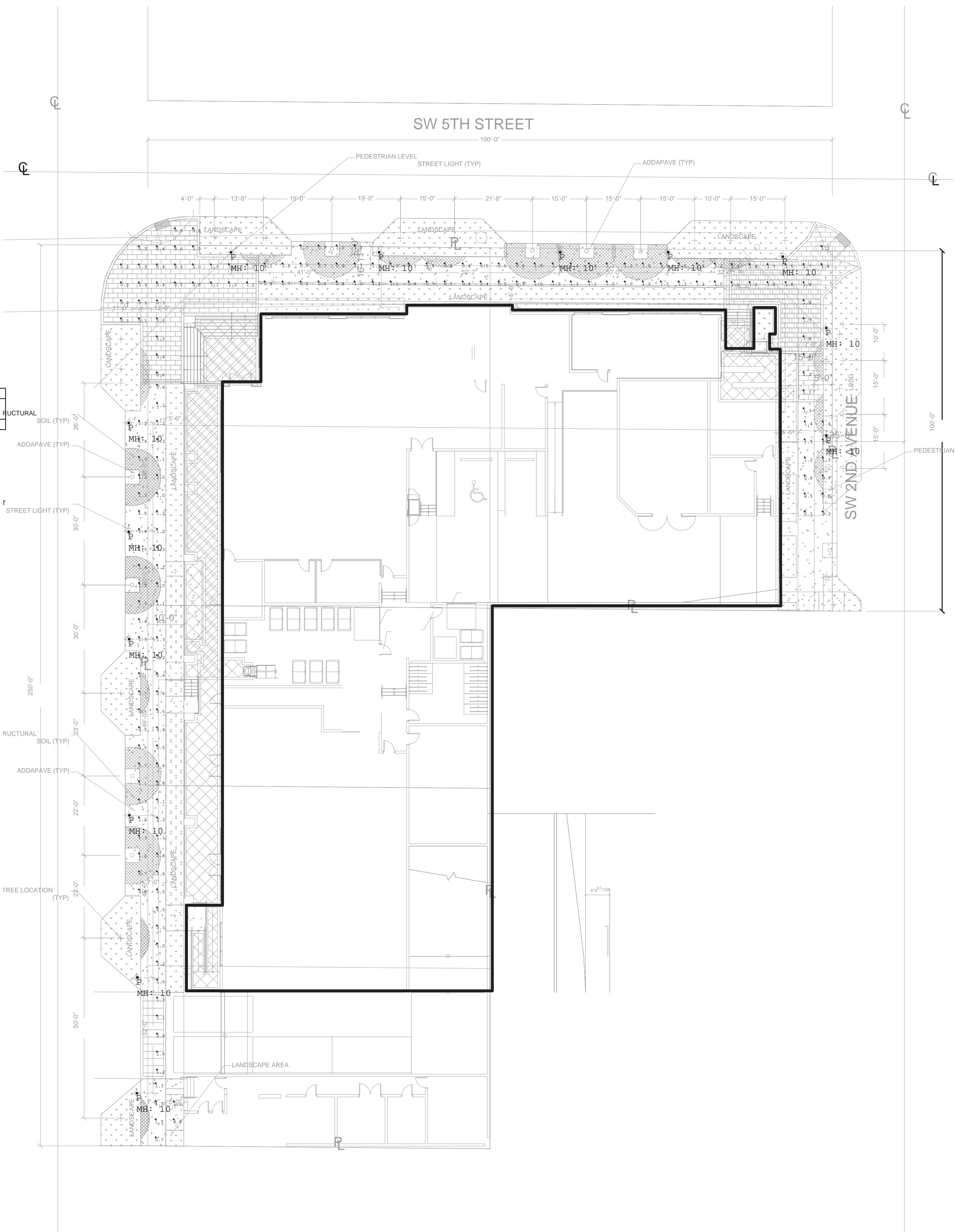
Calculation Summary						
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PARKING SW 3RD AV TOP	Illuminance	Fc	1.27	1.5	1.0	1.27
PARKING SW 5TH ST	Illuminance	Fc	0.99	1.5	0.5	1.98



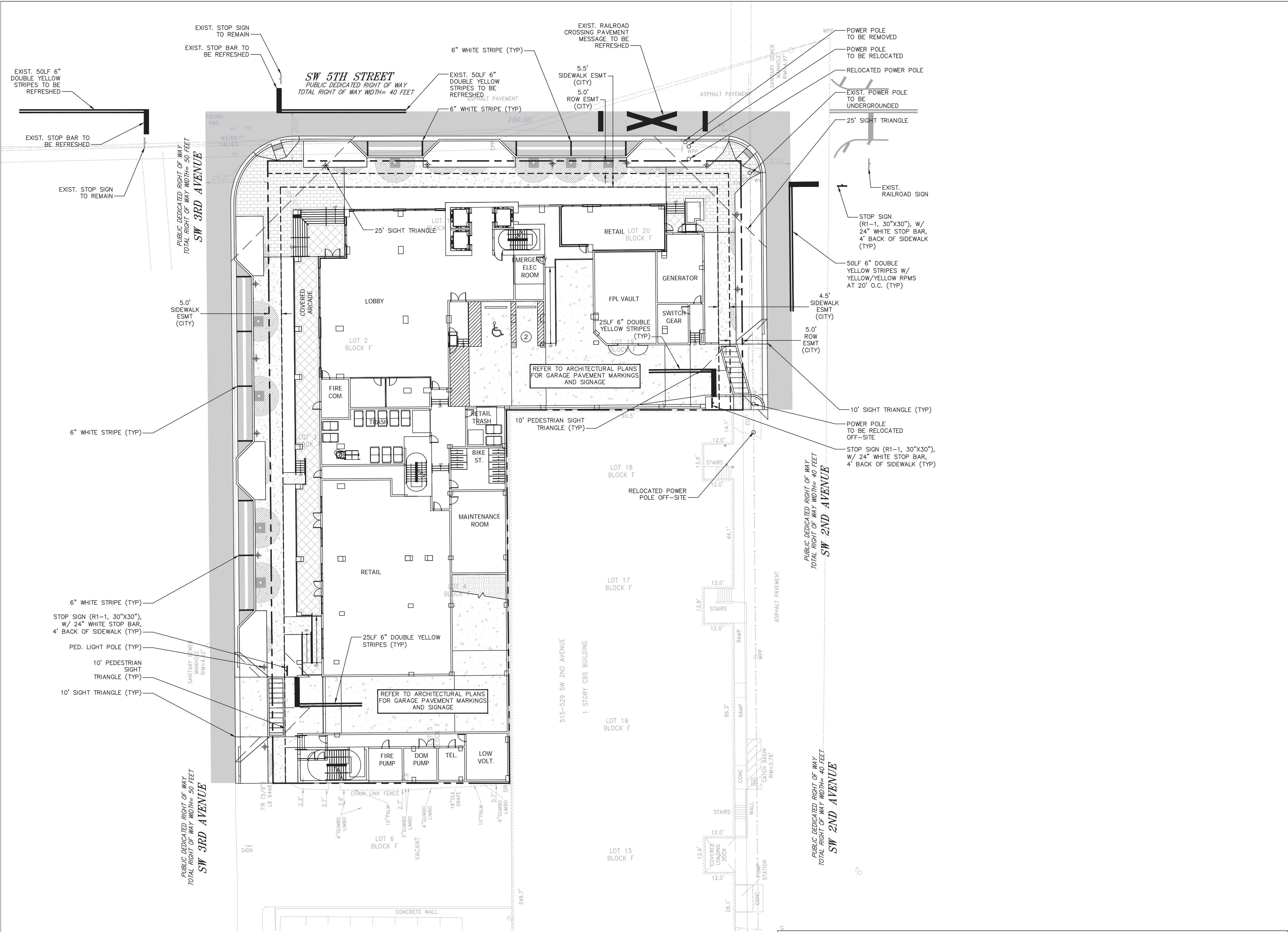
CAM #25-0848
Exhibit 3
Page 39 of 48

400 ARTS LIGHTS										
LIGHTING FIXTURE SCHEDULE										
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	LAMPS	LUMENS	LAMP COLOR	VOLTAGE	INPUT WATTS	MOUNTING	REMARKS
P	LED POST TOP	LIGMAN	UFOR-20012-50w-W40-FINISH-120V277v-DIM	LED	3275	4000K	UNV	50.2W	POLE	NOTE 1
LIGHTING SCHEDULE NOTES:										
NOTE 1: ADVISE FINISH										
1. CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE <u>PLEASE CONTACT</u> LEDIA KARAJ 785-801-7622 LKARAJ@LIGHTINGDYNAMICS.COM										
2. SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT										
3. THE ABOVE FIXTURE SCHEDULE IS PREDICATED ON PERFORMANCE, SIZE LIMITATIONS, AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ANY ALTERNATIVE SELECTIONS MUST SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL FIFTEEN (15) DAYS PRIOR TO BID DATE.										
4. IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL DICTATE.										
5. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LUMINAIRES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED IN THE LUMINAIRE CATALOG.										
6. ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY										

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CORNER 3RD AV	illumInance	Fc	1.03	1.3	0.7	1.47
CORNER 5TH ST AND 2ND AV	illumInance	Fc	1.46	1.8	1.1	1.33
CORNER 5TH ST AND 3RD AV	illumInance	Fc	0.60	1.3	0.2	3.00
SIDEWALK NW 5TH STREET	illumInance	Fc	0.98	1.5	0.4	2.45
SIDEWALK SW 2ND AVENUE	illumInance	Fc	0.93	1.4	0.3	3.10
SIDEWALK SW 3RD AV	illumInance	Fc	1.03	1.5	0.4	2.58

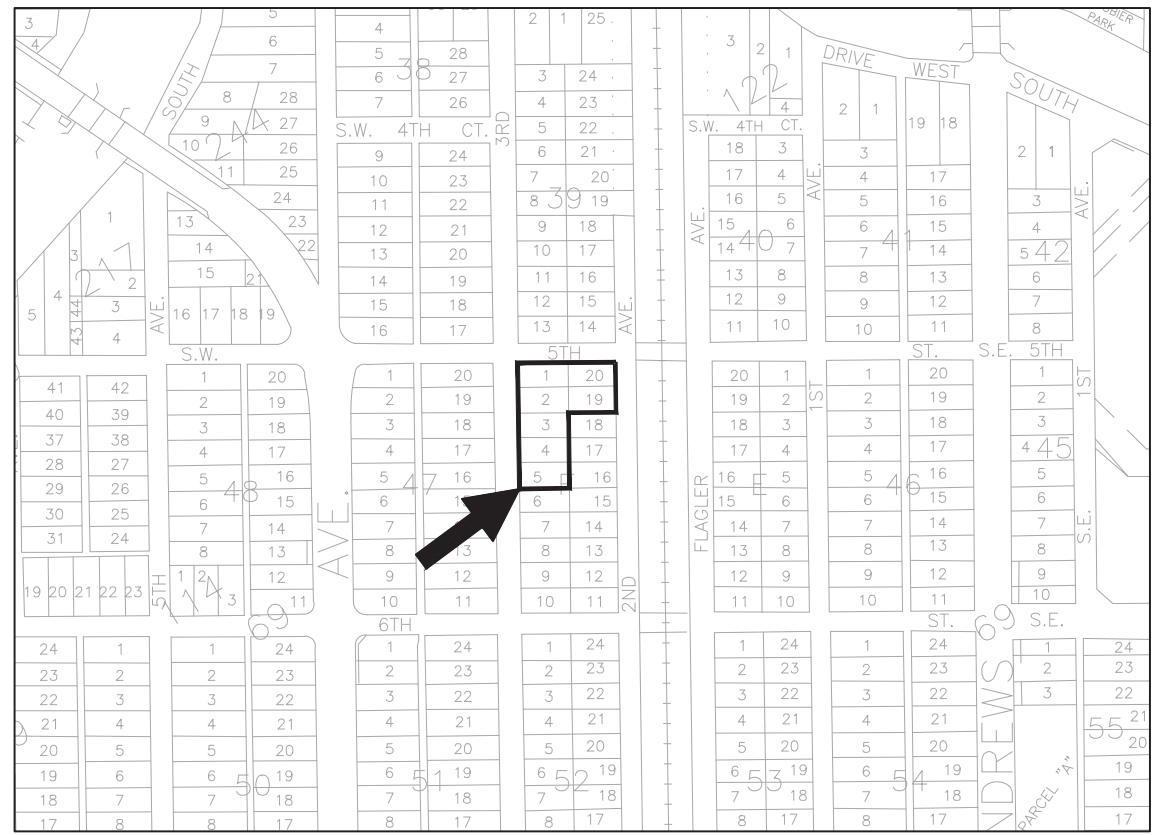


CAM #25-0848
Exhibit 3
Page 40 of 48



THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

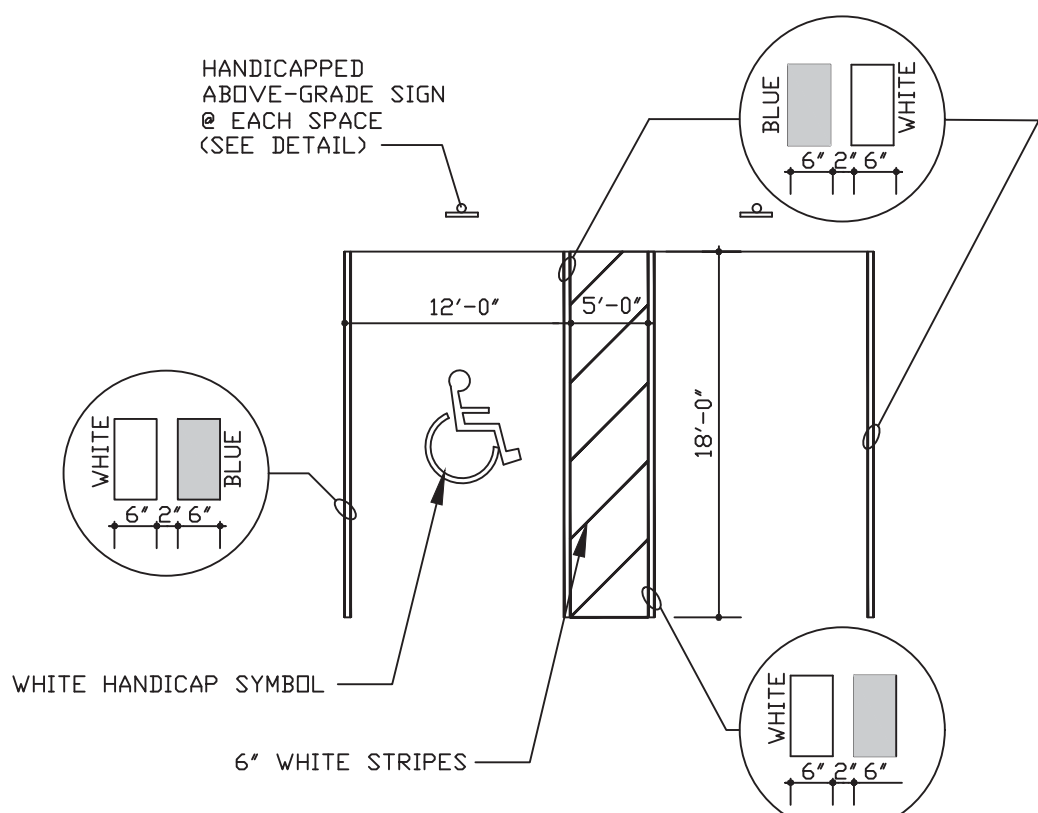
1. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
2. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
3. THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, BLINKER SIGNS, RECTANGULAR RAPID FLASHING BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
4. ALL TRAFFIC CONTROL DEVICES THAT ARE MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS.



- LEGEND:**
- PROPOSED ELEVATION (NAVD)
 - EXISTING ELEVATION (NAVD)
 - PROPOSED CATCH BASIN
 - PROPOSED PLUG
 - TEE
 - WATER METER
 - DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
 - REDUCED PRESSURE BACKFLOW PREVENTOR
 - DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
 - PROPOSED MANHOLE
 - WATER MAIN
 - SANITARY FORCE MAIN
 - VALVE
 - FIRE HYDRANT
 - SIAMESE CONNECTION
 - CLEANOUT
 - EDGE OF PROPOSED PAVEMENT (ASPHALT)
 - DIRECTION OF SURFACE DRAINAGE
 - SAMPLE POINT
 - EXIST. WATER MAIN
 - EXIST. UTILITY LINE TO BE ABANDONED IN PLACE

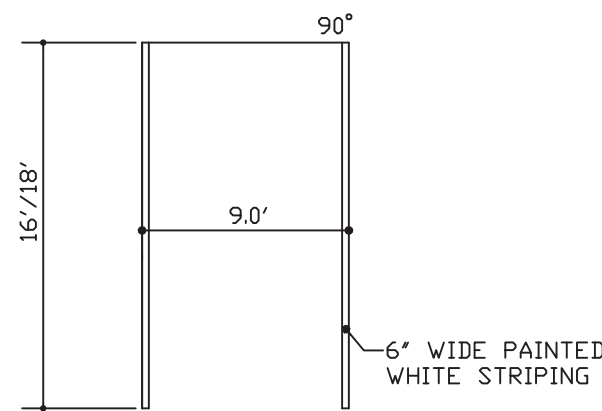
SIGNAGE AND MARKING NOTES:

1. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) AND B.C.T.E.D. STANDARDS (CURRENT EDITION).
2. ALL PAVEMENT MARKING AND SIGNAGE DAMAGED DURING CONSTRUCTION, SHALL BE RESTORED TO BROWARD COUNTY TRAFFIC ENGINEERING STANDARD (CURRENT EDITION).
3. REMOVAL OF PAVEMENT MARKINGS SHALL BE BY SAND OR HYDROBLASTING AS REQUIRED BY B.C.T.E.D.
4. ALL PAVEMENT MARKINGS ON ASPHALT SHALL BE THERMOPLASTIC WITH THE EXCEPTION OF PARKING STALL STRIPING WHICH SHALL BE REGULAR PAINT.



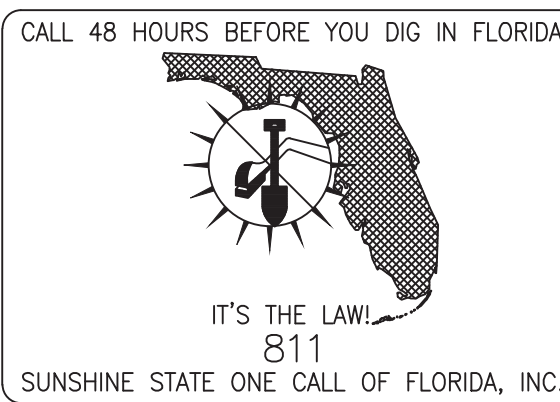
TYPICAL HANDICAP PARKING LAYOUT

N.T.S.



TYPICAL PARKING LAYOUT

N.T.S.



VERTICAL DATUM CONVERSION	
GRADING SHOWN UTILIZES N.A.V.D. 88	
N.G.V.D. 29	
5.0	
N.A.V.D. 88	
N.A.V.D. 88 = N.G.V.D. 29 - 1.5'	
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'	

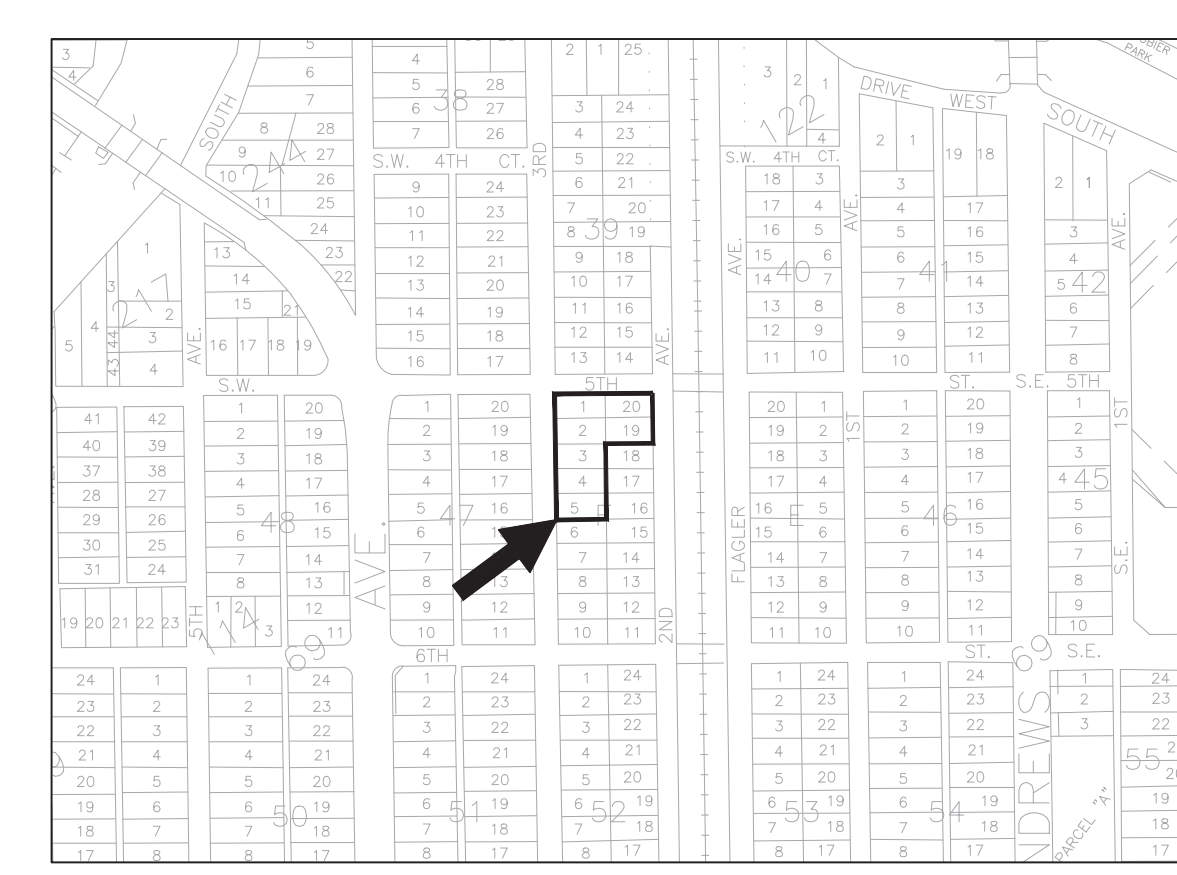
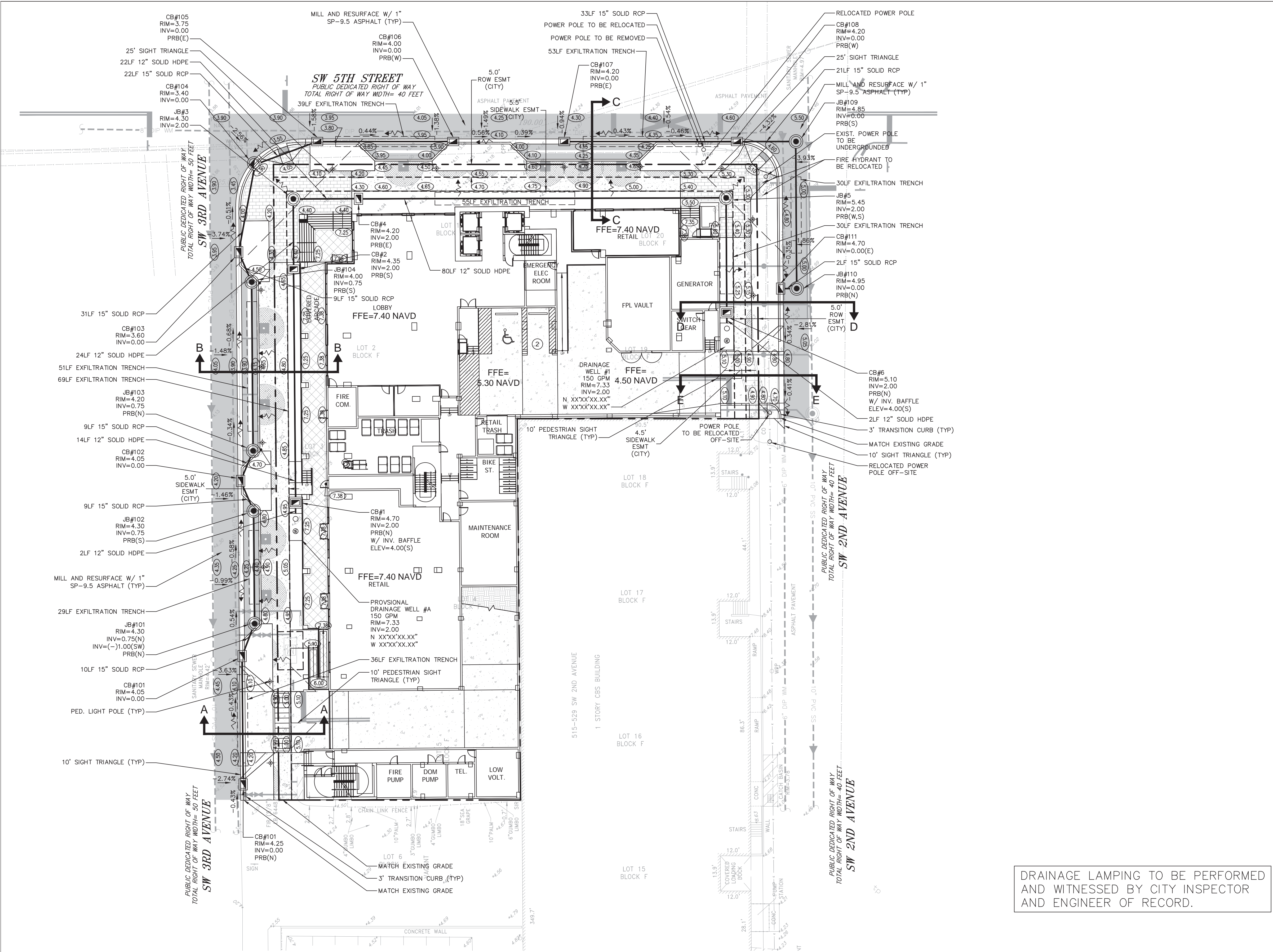


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Phase:
PERMIT
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SEAL

Scale: 1"=20'	Date: 08/05/25
Job No. 23-1783.00	Plot Date: 08/05/25
Drawn by: AJS	Sheet No. C1
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Appr. by: SHG	- of -



LOCATION MAP
NTS

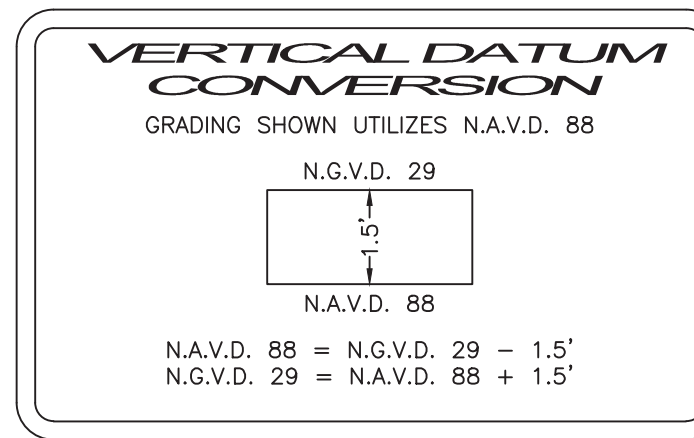
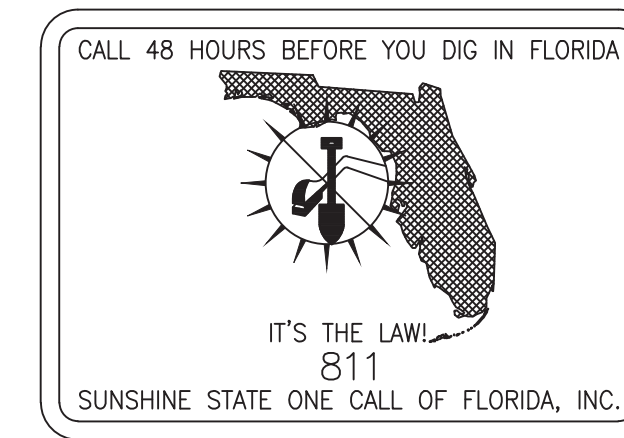
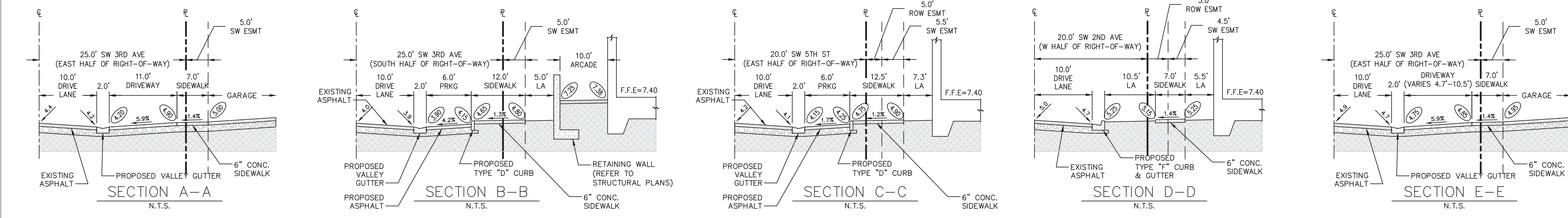
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FLOOD ZONE "AE" ELEV. (6.0) NAVD
ON FIRM MAP #12011C0369 J, DATED FEBRUARY 31, 2024
BROWARD COUNTY FUTURE 100 YEAR
3 DAY CONTOUR= ELEV. (6.0) NAVD
DESIGN FLOOD ELEVATION 100 YEAR 3 DAY STORM= ELEV. (7.40) NAVD
AVERAGE WET SEASON WATER LEVEL= ELEV. (3.0) NAVD

GRADING AND DRAINAGE NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
- ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
- CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG., DRIVE WAY, PROPERTY LINE, OR ROADWAY.
- COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
- CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
- SLOPE ON SIDEWALKS SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL OR 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN HANDICAP PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
- SURVEY INFORMATION BASED ON SURVEY PROVIDED BY COUSINS SURVEYORS & ASSOCIATES, INC. DATED JULY 11TH, 2022.
- ELEVATIONS SHOWN ARE NAVD88.
- FINAL RIM ELEVATIONS SHALL BE FIELD ADJUSTED TO MATCH SLOPE OF PROPOSED PAVEMENT.
- FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.
- ASPHALT PAVEMENT RESTORATION ON CITY RIGHT-OF-WAY MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR PAVING CONTRACTOR IN BROWARD COUNTY.

DRAINAGE LAMPING TO BE PERFORMED
AND WITNESSED BY CITY INSPECTOR
AND ENGINEER OF RECORD.



**CONCEPTUAL
PAVING, GRADING, &
DRAINAGE PLAN**

500 ART LOFTS
500 SW 2ND AVENUE
FORT LAUDERDALE, FLORIDA 33301

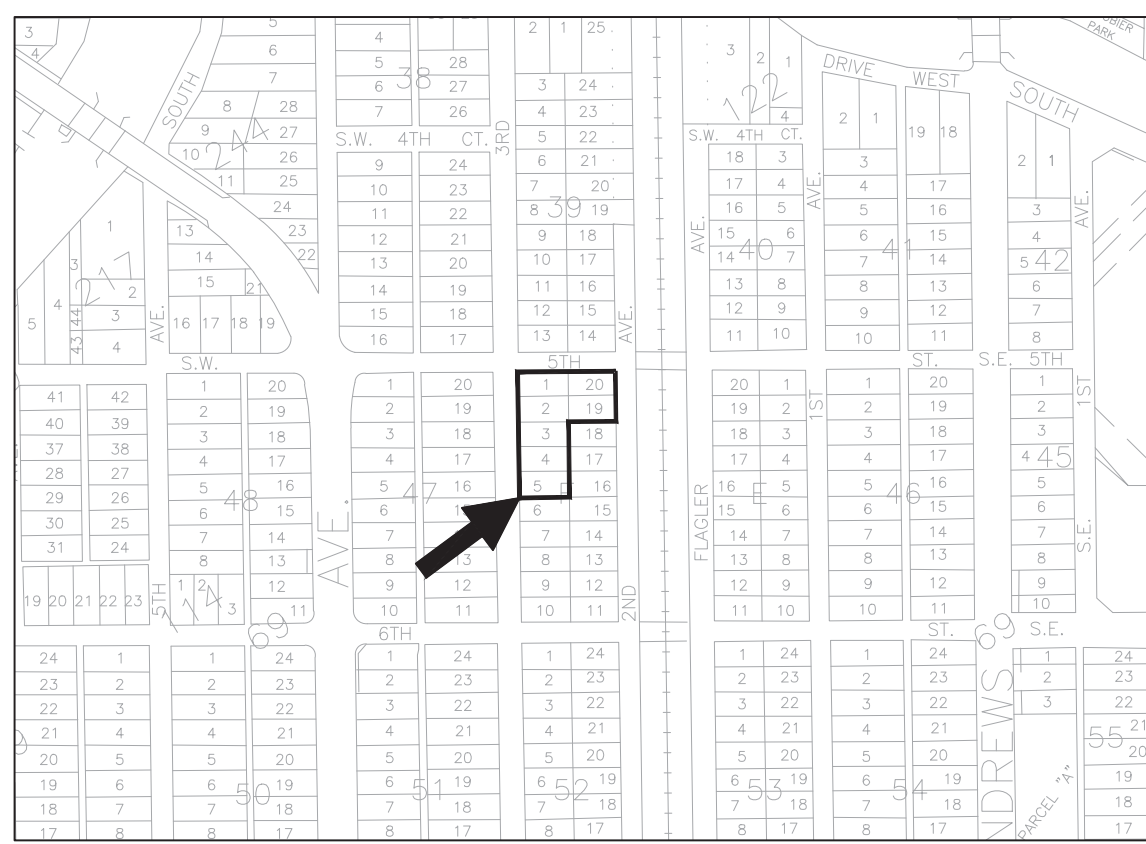
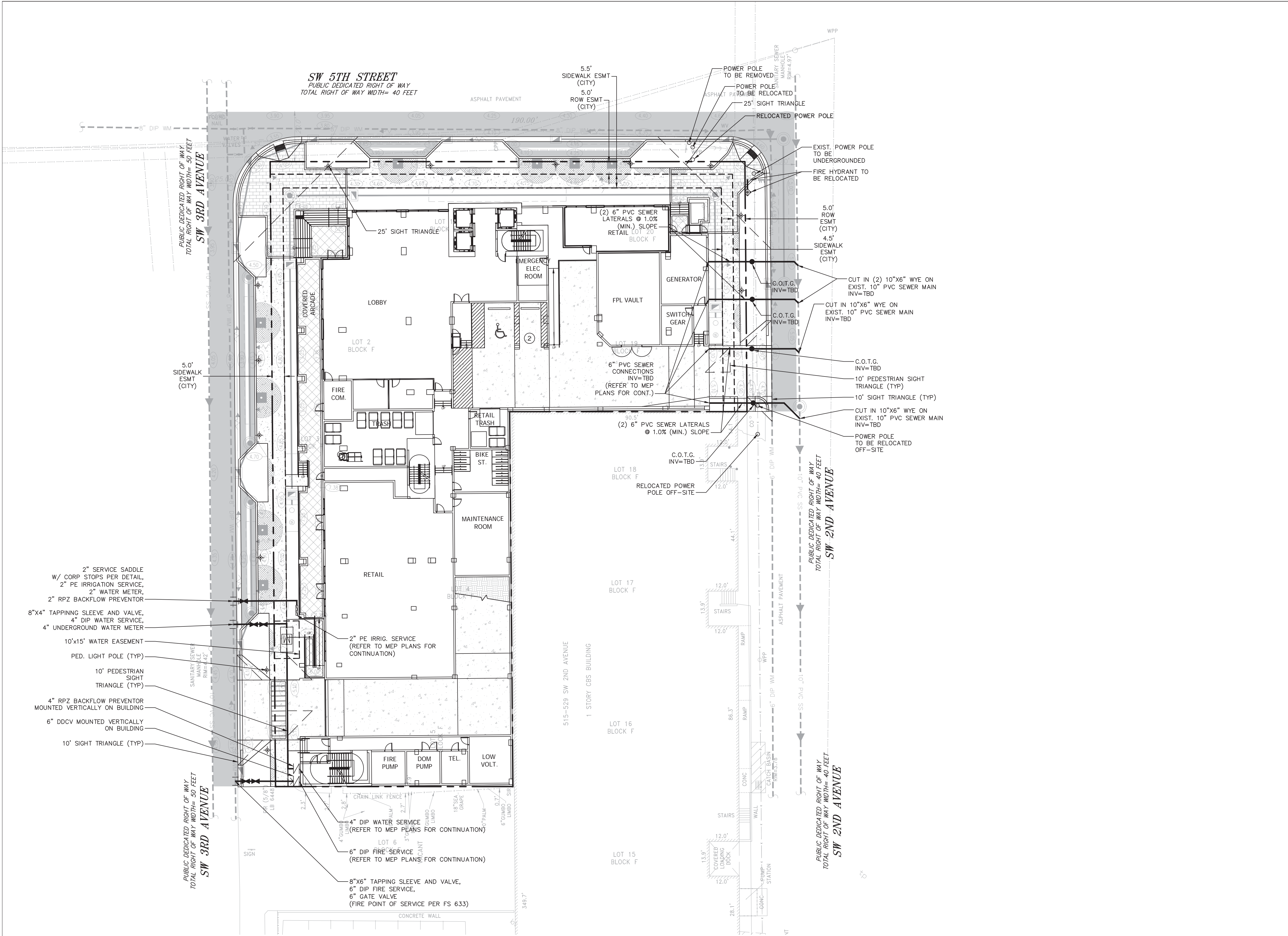


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Phase:
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DOCUMENTS

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Job No. 23-1783.00	Plot Date 08/05/25
Drawn by AJS	Sheet No. C2
Proj. Mgr. SHG	
Appr. by SHG	- of -

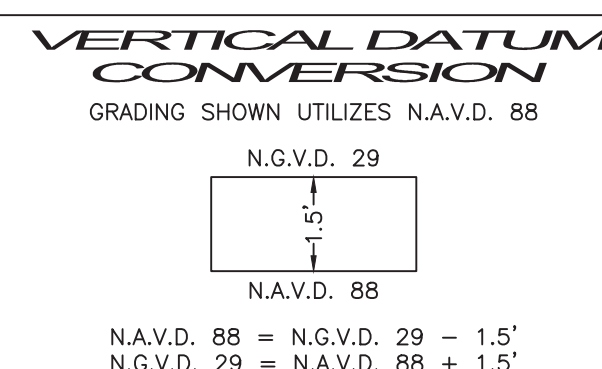
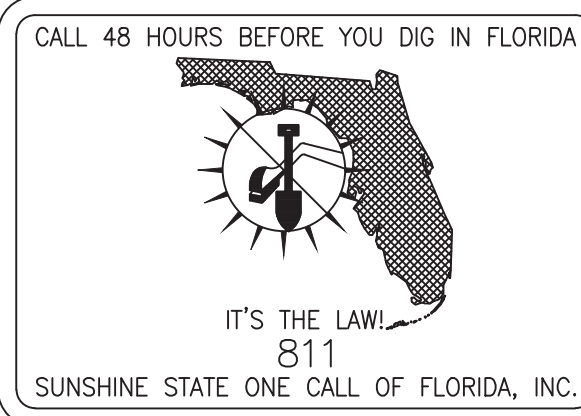


- LEGEND:**
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WATER AND SEWER NOTES:

- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS, UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
- W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS FROM ALL OBSTRUCTIONS.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FDEP, CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT, AND FLYNN ENGINEERING SERVICES STANDARDS.
- 18" VERTICAL CLEARANCE PREFERRED FOR ALL UTILITY CROSSINGS. MINIMUM OF 12" REQUIRED FOR WM-WM CROSSING AND WM-FM CROSSING. CONTRACTOR SHALL CALL 811 AND LOCATE UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WHERE ABLE. IF THE WATER MAIN MUST CROSS BELOW THE SEWER, A MINIMUM OF 12' SEPARATION SHALL BE PROVIDED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN SEWER AND WATER MAIN.
- ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
- CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
- PROPOSED FIRE LINES (I.E. MAINS, SERVICES, SIAMESE CONNECTION LINES, ETC.) TO BE INSTALLED BY A STATE LICENSED FIRE LINE CONTRACTOR PER F.S. 633.
- FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
- STATE LICENSED FIRE LINE CONTRACTOR, UPON COMPLETION OF REQUIRED TESTING, SHALL ISSUE A "LICENSED UNDERGROUND TEST CERTIFICATE" PRIOR TO ACCEPTANCE FOR PLACING FIRE LINE INTO SERVICE.
- CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
- ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
- THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
- EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL WATER AND SEWER WORK IN THE PUBLIC RIGHT-OF-WAY, PRIVATE THOROUGHFARES OR UTILITY EASEMENT MUST BE PERFORMED BY A LICENSED ENGINEERING CONTRACTOR OR CERTIFIED UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR IN BROWARD COUNTY.
- FINAL SEWER MANHOLE RIM ELEVATIONS SHALL BE ADJUSTED TO MATCH FINAL PAVEMENT ELEVATIONS AND MATCH PAVEMENT SLOPE AS APPLICABLE.

PUMP STATION START UP, EXFILTRATION TESTING, LAMPING, AND VIDEO SURVEY OF SANITARY SEWER TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR. PRESSURE TESTING AND CANNON FLUSH OF WATER MAIN TO BE PERFORMED AND WITNESSED BY CITY INSPECTOR.



CONCEPTUAL WATER & SEWER PLAN

Sheet Title

500 ART LOFTS

500 SW 2ND AVENUE
FORT LAUDERDALE, FLORIDA 33301

Job Title



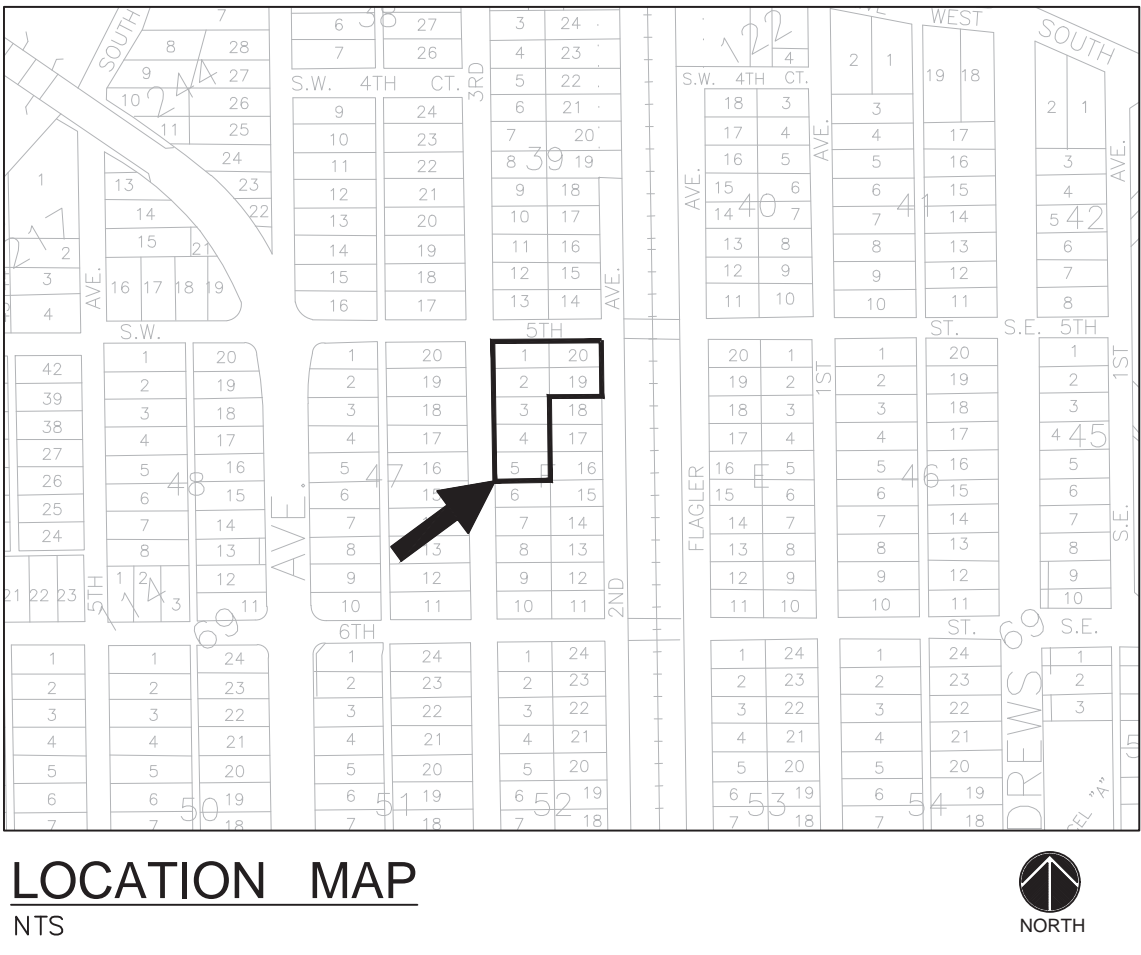
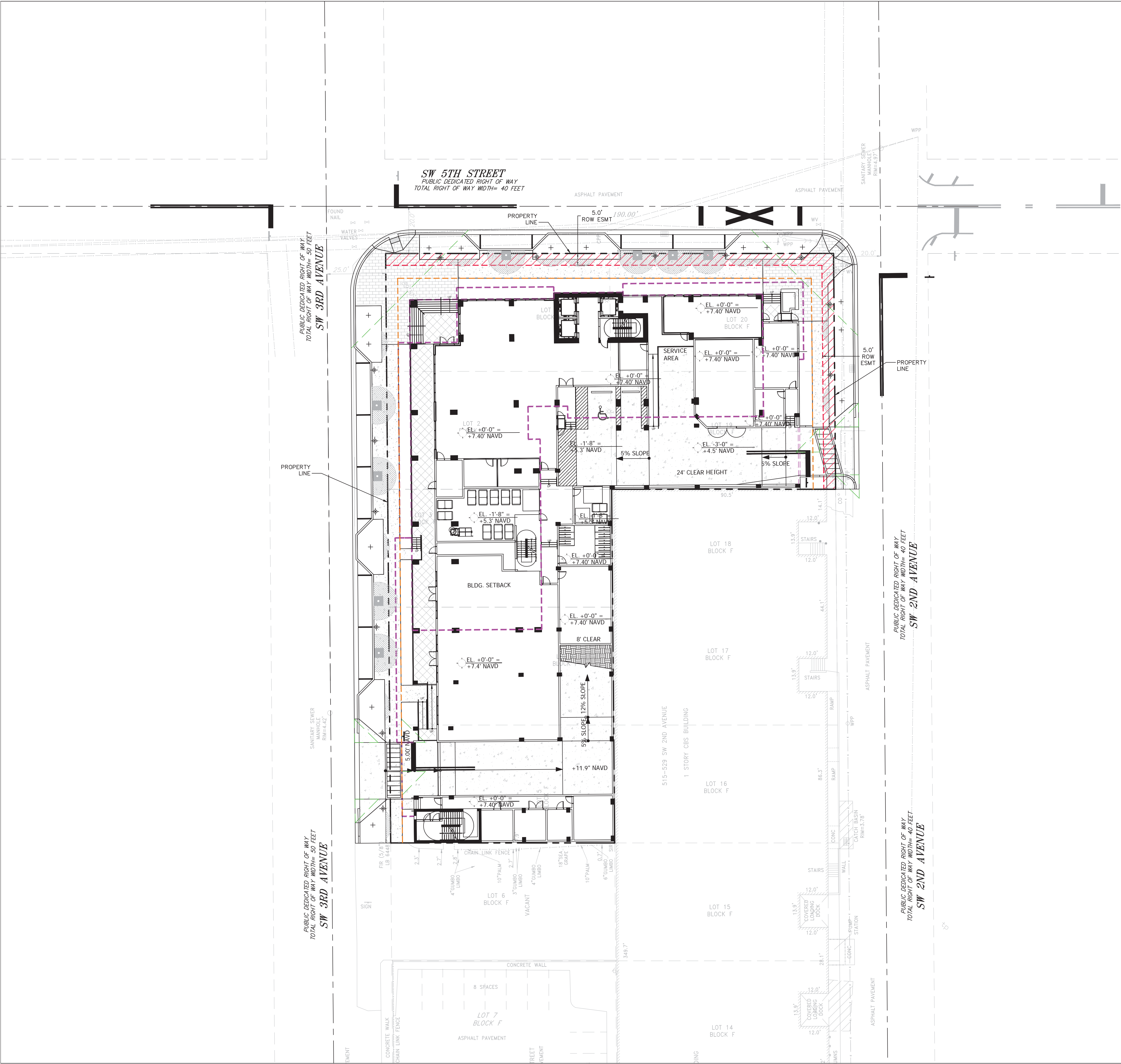
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






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Job No. 23-1783.00	Plot Date 08/05/25
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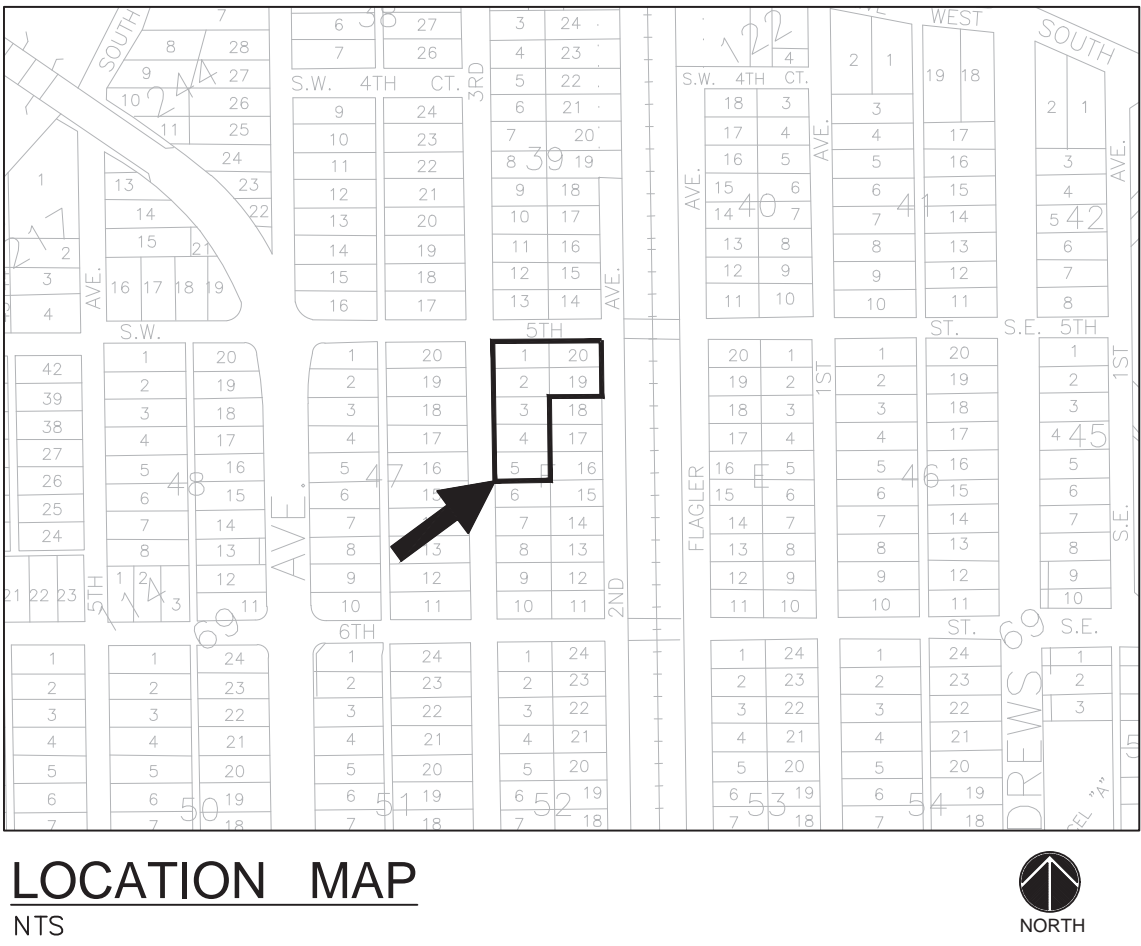
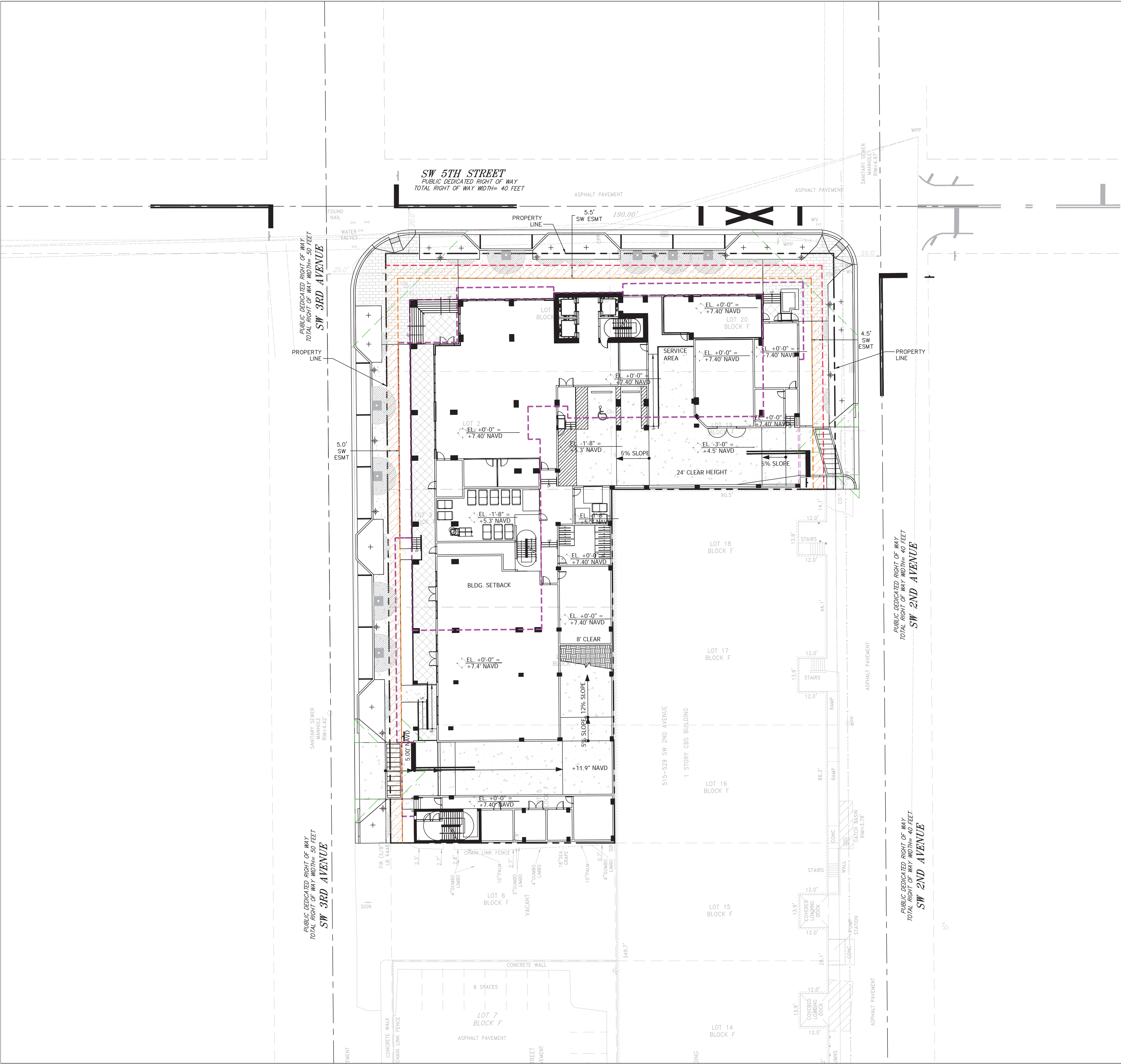
 PROPOSED 5' RIGHT OF WAY EASEMENT (CITY)



Revisions	
 08/12/24	REV 1
 07/18/25	REV 2
 08/05/25	REV 3
	
	
	
	

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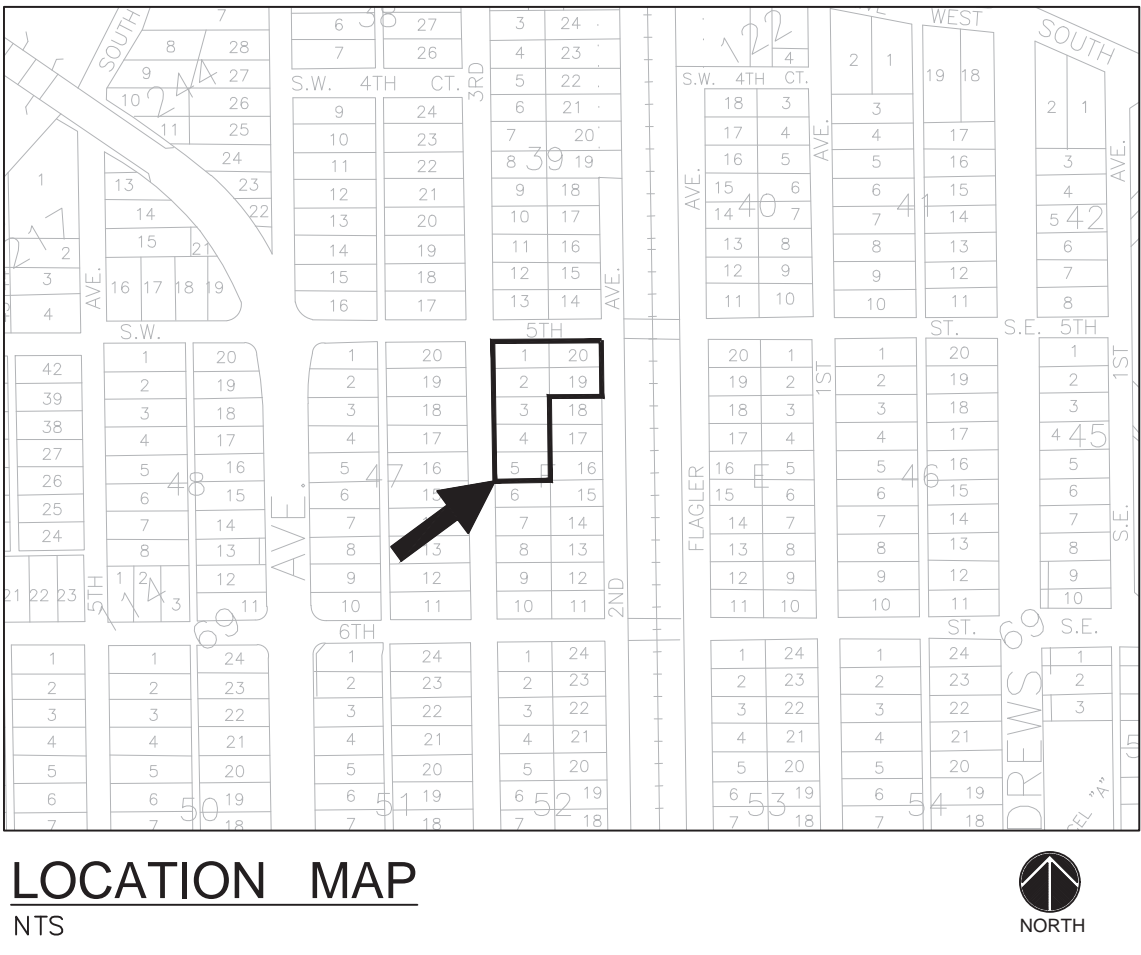
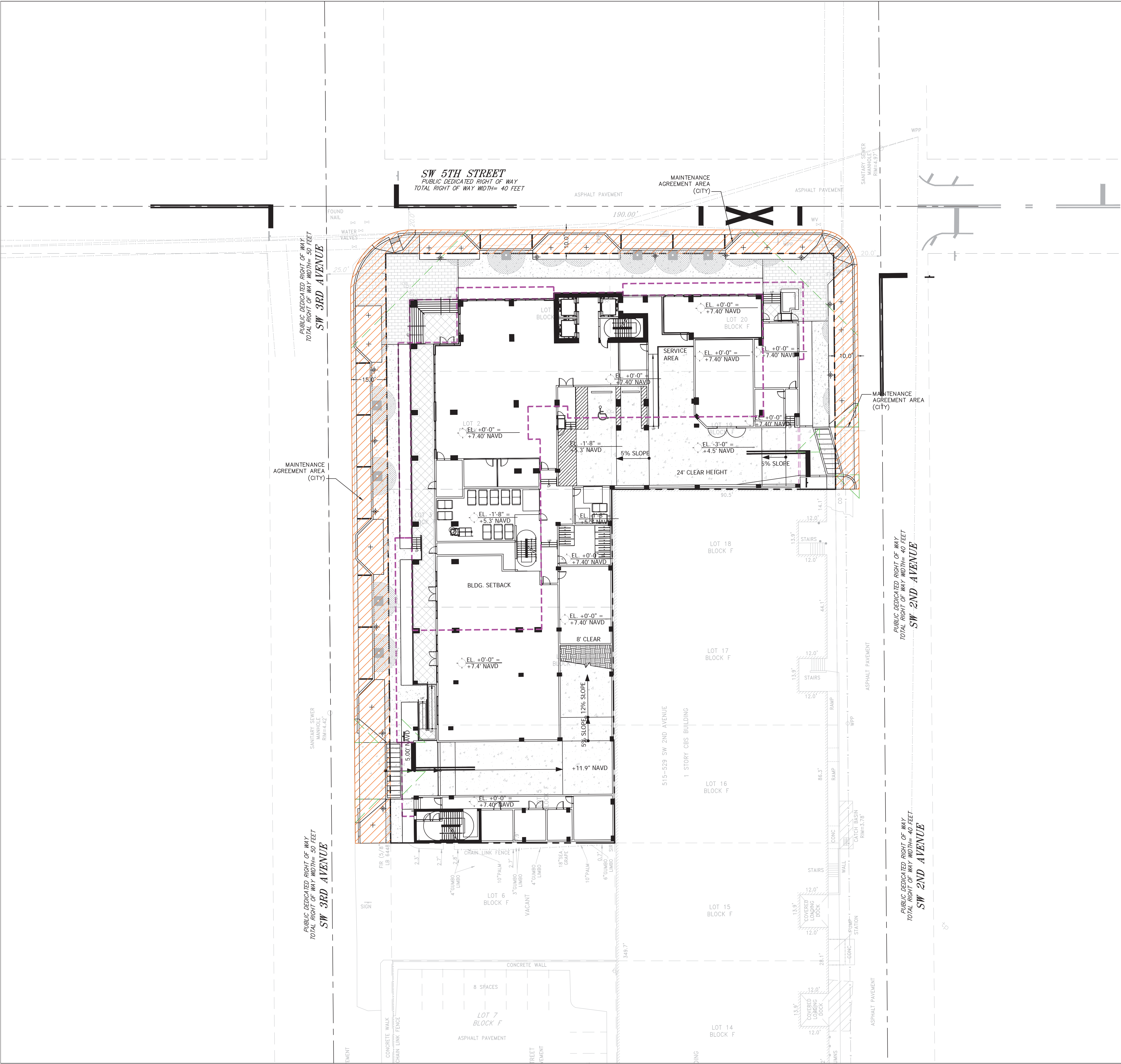
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PROPOSED SIDEWALK EASEMENT (CITY)

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	07/18/25 REV 2
	08/05/25 REV 3

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LEGEND:

 MAINTENANCE AGREEMENT AREA (CITY)

Sheet Title








**MAINTENANCE AGREEMENT
EXHIBIT**

Job Title

500 ART LOFTS

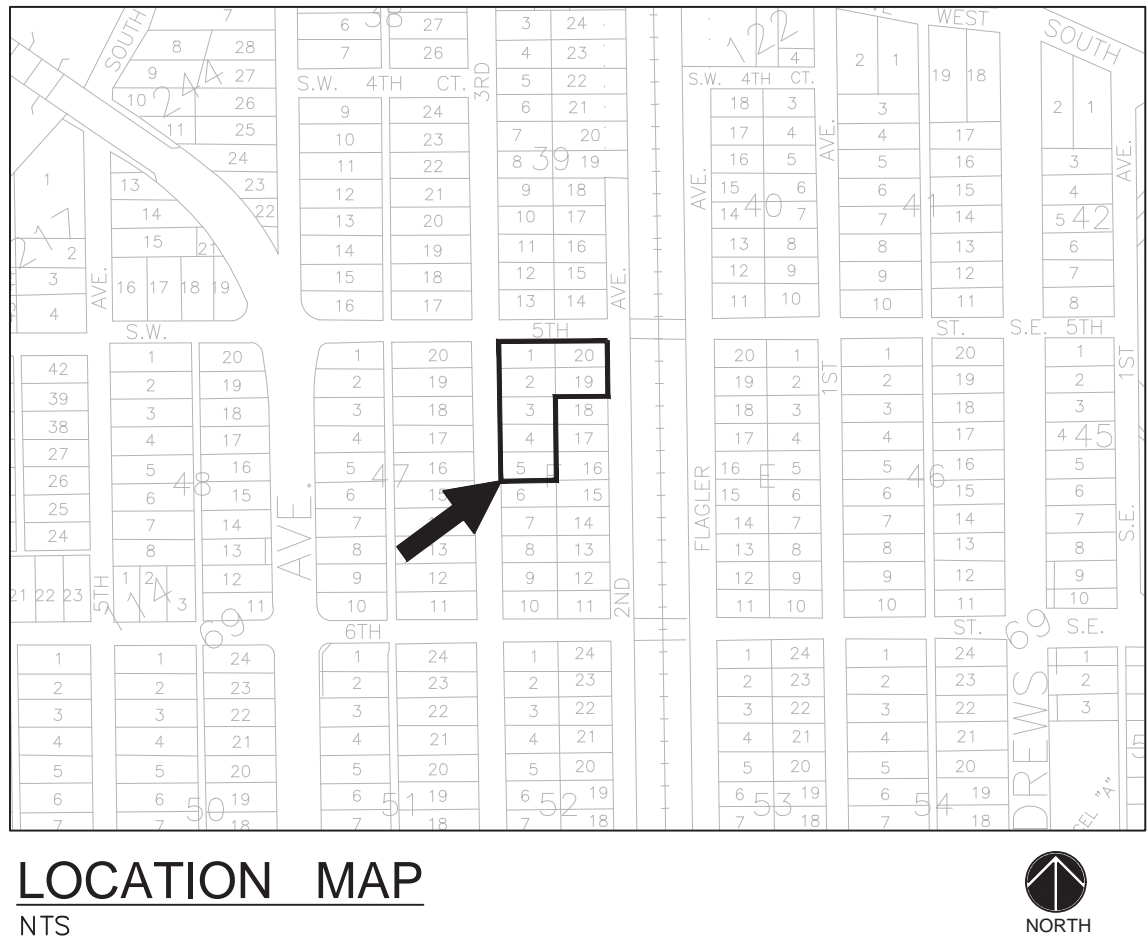
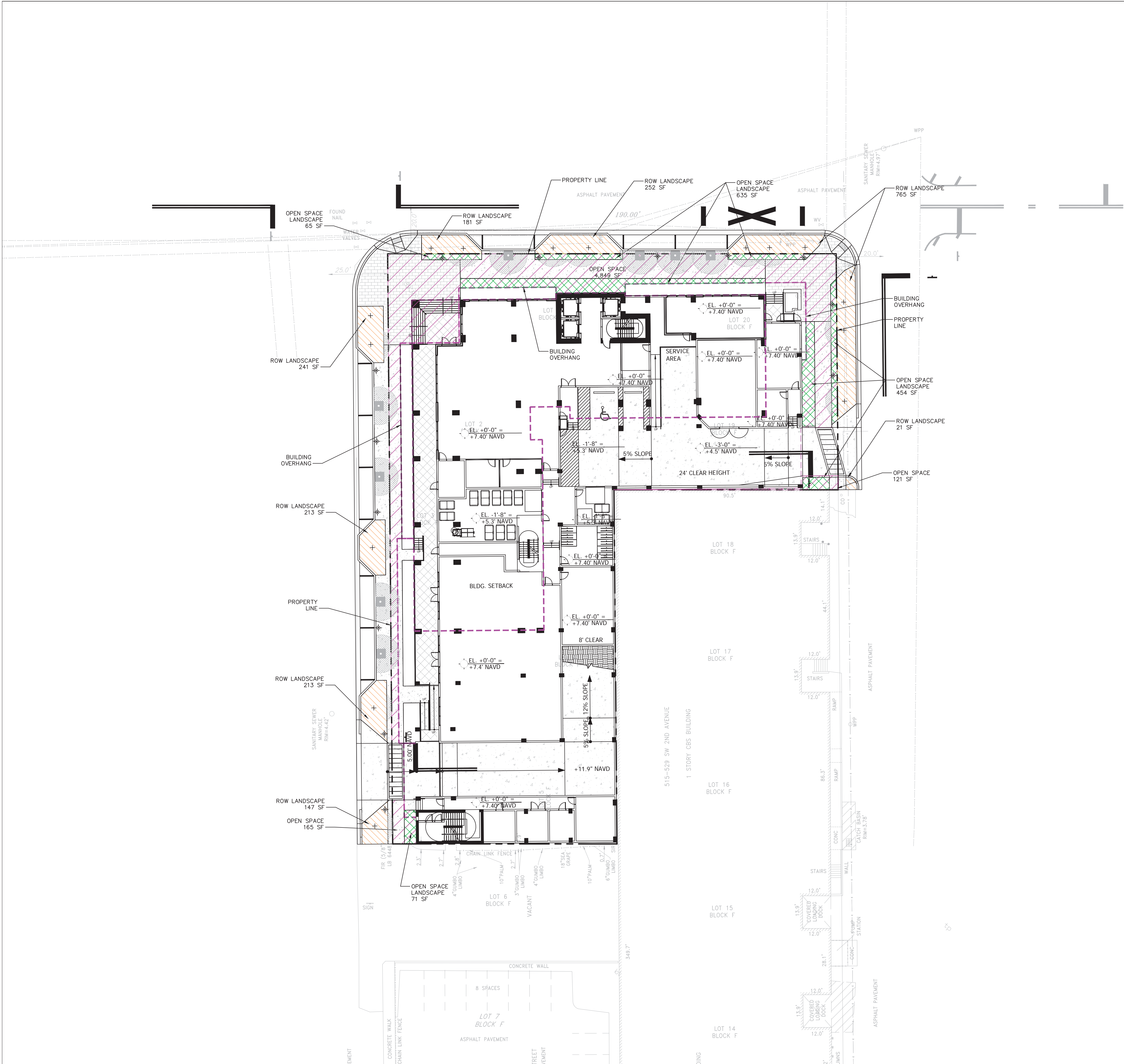
500 SW 2ND AVENUE
FORT LAUDERDALE, FLORIDA 33301



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 08/12/24	REV 1
 07/18/25	REV 2
 08/05/25	REV 3
	
	
	
	

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LEGEND:

	OPEN SPACE AREA
	OPEN SPACE (PERVIOUS)
	OPEN SPACE (PERVIOUS IN RIGHT-OF-WAY)

OPEN SPACE - PROVIDED & REQUIRED

	REQUIRED:	PROVIDED:
10% GROSS LOT AREA (10% OF 33,249 SF)	3,325 SF	19,438 SF
		+16,113 SF SURPLUS
OPEN SPACE (AT GRADE) 40% REQ.	1,330 SF	5,135 SF
OPEN SPACE (ABOVE GRADE-AMENITY DECK)	NONE	14,303 SF

PERVIOUS LANDSCAPE AREA - PROVIDED & REQUIRED

	REQUIRED:	PROVIDED:
TOTAL PERVIOUS LANDSCAPE AREA IN OPEN SPACE (25% OF 3,325 SF)	831 SF	2,750 SF
		+1,919 SF SURPLUS
PERVIOUS LANDSCAPE AREA AT-GRADE		1,225 SF
PERVIOUS LANDSCAPE AREA (ROW) (75% OF 2,033 SF)		1,525 SF



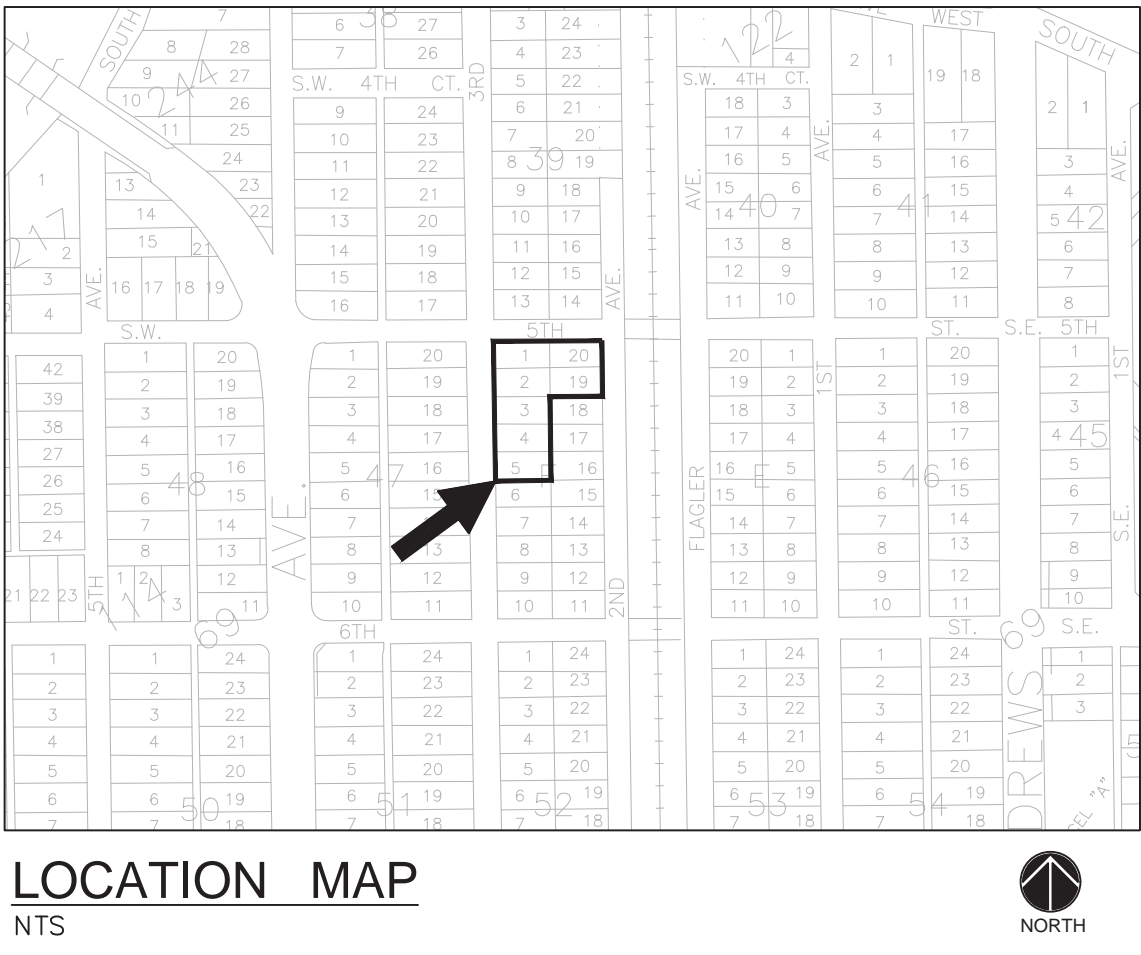
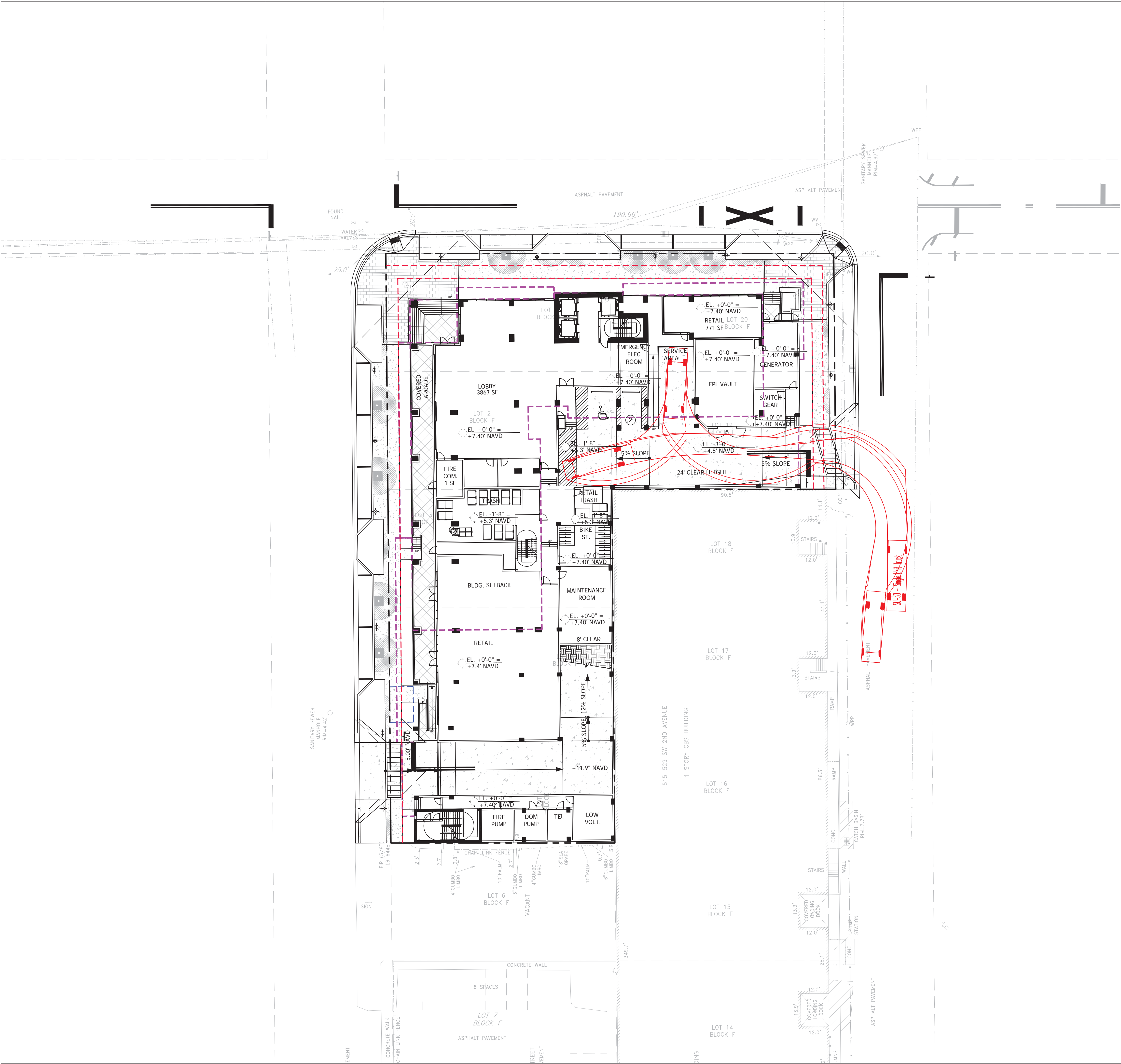
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






08/12/24	REV 1
07/18/25	REV 2
08/05/25	REV 3

Phase:
DRC
DOCUMENTS

SEAL

Scale:	Date
1"=20'	08/05/25
Job No.	Plot Date
23-1783.00	08/05/25
Drawn by	Sheet No.
JMG	X4
Proj. Mgr.	
SROD	
Appr. by	1 of 1
JMF	



Revisions	
	08/12/24 REV 1
	07/18/25 REV 2
	08/05/25 REV 3
	
	
	
	

Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 08/15/25
Job No. 23-1783.00	Plat Date 08/15/25
Drawn by JMG	Sheet No. X5
Proj. Mgr. SROD	
Appr. by JMF	1 of 1