

**PROJECT DESIGN TEAM**

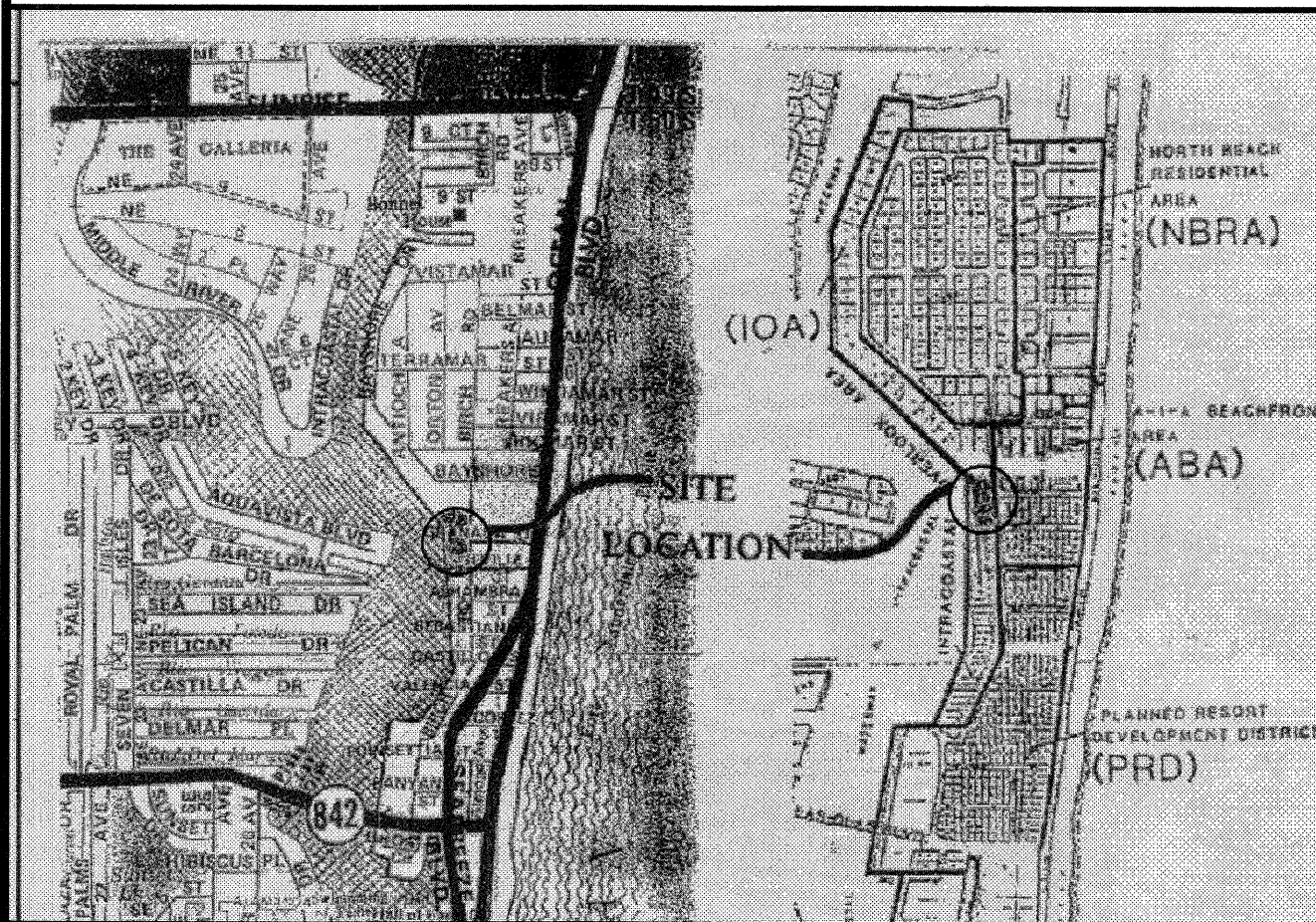
<b>ARCHITECTS</b> ADACHE GROUP ARCHITECTS, INC. 550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301 PH:(954) 525-8133 FAX:(954) 728-8159 E-MAIL: info@adache.com	<b>OWNER/DEVELOPER</b> GRAND BIRCH LLC. 12555 ORANGE DRIVE SUITE 251 DAVIE, FLORIDA 33330 PH:(954) 980-8122
<b>LANDSCAPE ARCHITECTS</b> WITKIN DESIGN GROUP 16853 N.E. 2ND AVENUE, SUITE 305 NORTH MIAMI BEACH, FL. 33182 PH:(305) 650-8669	<b>MEP ENGINEER</b> TWR ENGINEERS 9200 S. DADELAND BLVD MIAMI, FLORIDA 33156 PH:(305) 670-2820 FAX:(305) 670-0830 E-MAIL: twr@twrengineers.com
<b>STRUCTURAL ENGINEER</b> TRC WORLDWIDE ENGINEERING 3590 NW 56 STREET FORT LAUDERDALE, FLORIDA 33309 PH:(954) 484-7777	<b>LAND SURVEYOR</b> FORTIN, LEAVY, SKILES, INC. 180 NORTHEAST 168TH STREET NORTH MIAMI BEACH, FLORIDA 33162 PH:(305) 853-4493
<b>CIVIL ENGINEER</b> DCES DIVERSIFIED AND ENGINEERING SERVICES 250 N.W. 4TH DIAGONAL SUITE 200, BOCA RATON FLORIDA, 33432 PH:(561) 750-3717	<b>ZONING ATTORNEY</b> GUNSTER LAS OLAS CENTER 450 EAST LAS OLAS BOULEVARD SUITE 1400 FT. LAUDERDALE, FLORIDA 33301 PH:(954) 488-1357 FAX:(954) 523-1722

# GRAND BIRCH CONDOMINIUM FORT LAUDERDALE, FLORIDA

**321 NORTH BIRCH ROAD  
FORT LAUDERDALE, FLORIDA 33304**

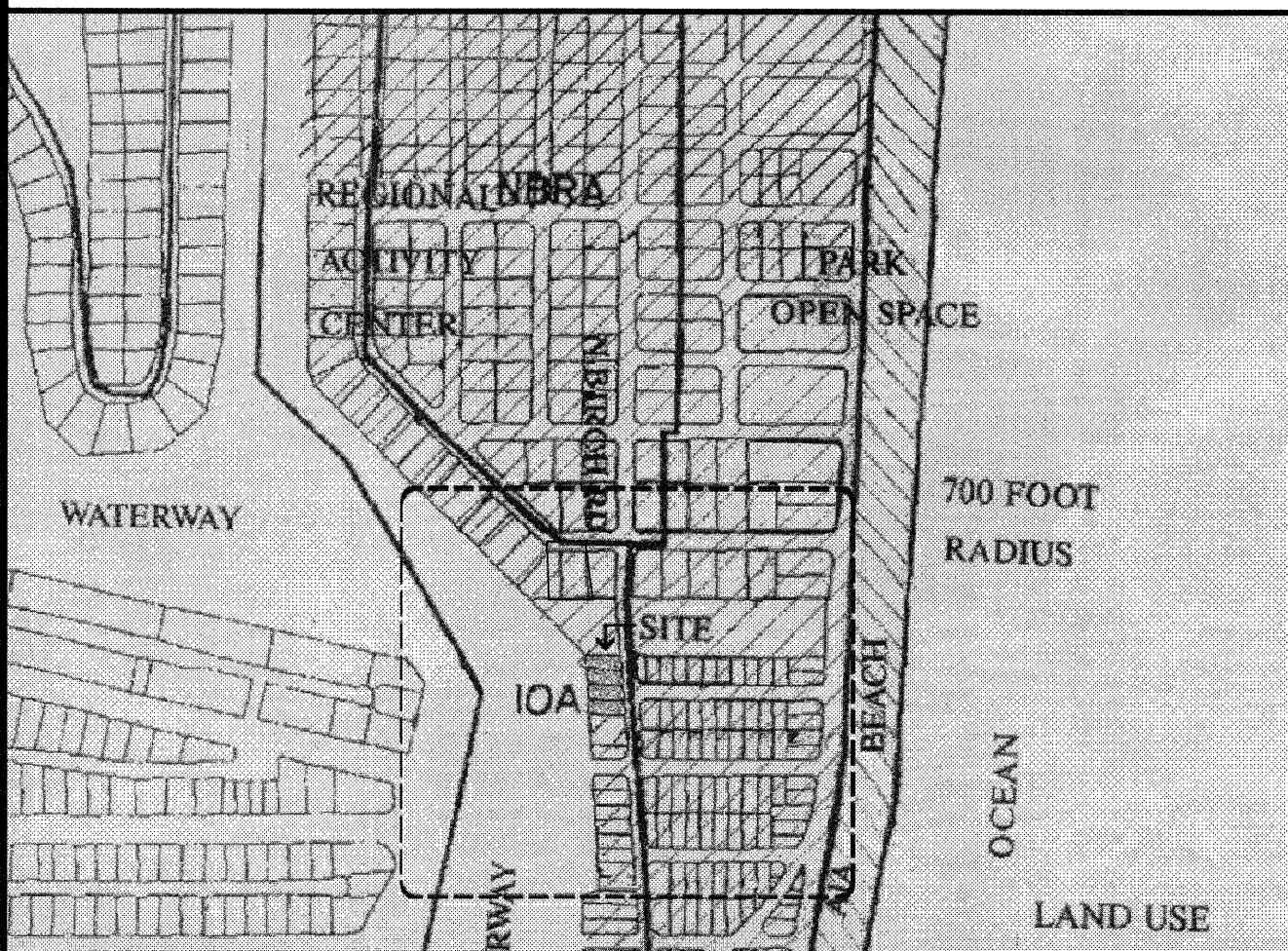
**APRIL 16, 2013 - CITY COMMISSION SUBMISSION**

**LOCATION/VICINITY MAP**



**adache  
group  
architects**  
550 SOUTH FEDERAL HIGHWAY  
FORT LAUDERDALE, FLORIDA 33301  
PH: (954) 525-8133 FAX: (954) 728-8159  
FLORIDA LICENSE: AA C000579

**ZONING/LAND USE MAP**



**CASE NO. 53-R12**

**GRAND BIRCH CONDOMINIUM  
FORT LAUDERDALE BEACH, FLORIDA**

**PROJECT DESCRIPTION**

11 STORY CONDOMINIUM BUILDING LOCATED BETWEEN THE NEW RIVER SOUND WATERWAY (INTRACOASTAL) AND NORTH BIRCH ROAD. PROPERTY IS AT WEST END OF GRANADA STREET BETWEEN BAYSHORE DRIVE TO THE NORTH AND SEVILLE STREET TO THE SOUTH IN FORT LAUDERDALE, FLORIDA. IT WILL CONTAIN 22 CONDOMINIUM UNITS WITH ROOFTOP PRIVATE TERRACES AT PENTHOUSE ONLY ON TOP OF A TWO STORY OPEN-AIR PARKING STRUCTURE TOTALING 50 PARKING SPACES. AMENITIES INCLUDE 2ND LEVEL PRIVATE GYM FACILITY AND GROUND LEVEL PRIVATE SOCIAL CLUB.

**SITE CRITERIA AND BUILDING DATA**

A. LAND USE DESIGNATION	(C-RAC)-CENTRAL BEACH REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	IOA-INTRACOASTAL OVERLOOK AREA
C. SITE AREA	27,510 SQUARE FEET/43,560 =.632 ACRES)
D. WATER / WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. RESIDENTIAL DEVELOPMENT	MULTI-STORY RESIDENTIAL
F. NON-RESIDENTIAL GROSS FLOOR AREA	37,440 S.F.
RESIDENTIAL GROSS FLOOR AREA	94,180 S.F.
G. PARKING DATA	
TOTAL PARKING REQUIRED	48 SPACES-2 ACCESSIBLE
TOTAL PARKING PROVIDED	48 SPACES-2 ACCESSIBLE
H. BUILDING FOOTPRINT/ LOT COVERAGE	13,646 S.F.
I. F.A.R.	147,149/27,510 S.F.(.63 AC)=5.34 F.A.R.
J. BUILDING HEIGHT	115'-0" (161'-0" NGVD.) TO TOP OF ROOF SLAB ABOVE GRADE (ROOF OF HIGHEST HABITABLE SPACE)
	11 STORIES
K. NUMBER OF STORIES	
L. SEE NARRATIVES AND ATTACHMENTS FOR ADDITIONAL INFORMATION	
M. DENSITY:	34.81 DWELLING UNITS/AC (48 D.U./AC ALLOWED)
N. CURRENT USE OF PROPERTY AND INTENSITY:	VACANT LAND
O. NUMBER OF DWELLING UNITS	22 CONDOMINIUM UNITS
P. LOADING ZONE:	NOT APPLICABLE
Q. STRUCTURE LENGTH:	140'-6"/140'-10" X 88'-0"/105'-6"
R. OPEN SPACE:	13,424 SF / 0.3081 AC
S. VEHICULAR USE AREA:	2,556.30 SF
T. LANDSCAPE AREA:	7,074SF (6,877SF OR 25% MIN. REQ'D)
U. SETBACKS: (INCLUDING PROPOSED POOL AND JACUZZI)	SEE DATA SHEET ON A-2

**LIST OF DRAWINGS:**

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A-16 2 ND FLOOR PLAN (OPEN-AIR PARKING)	E-5 3RD FL. LIGHTING PLAN
A-17 3 RD FLOOR PLAN (OPEN-AIR PARKING)	E-6 3RD FL. PHOTOMETRIC PLAN
A-18 4TH FLOOR SPA/UNIT PLAN	E-7 LIGHT FIXTURE CUT SHEETS
A-19 5 TH THRU 10 TH FLOOR PLAN (TYP. UNITS)	E-8 LIGHT FIXTURE CUT SHEETS
A-20 11 TH FLOOR PLAN (PENTHOUSE UNITS)	
A-21 ROOF PLAN (PRIVATE ROOF TERRACES)	
A-22 EAST ELEVATION	
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A-24 NORTH ELEVATION	
A-25 SOUTH ELEVATION	



ARTIST RENDERING FROM NORTH BIRCH ROAD

**Legal Description**

Lots 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the Plat thereof, recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.  
TOGETHER WITH:  
A parcel of Dry Land in New River Sound adjacent to Lots 1, 2, 3 and 4, Block 9, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida, more fully described as follows:  
Commencing at the Southeast corner of said Lot 4; thence North 90°00'00" West, on the South line of said Lot 4, a distance of 125.00 feet to the Point of Beginning; thence continuing North 90°00'00" West, on the Westerly extension of the West line of said Lot 4, a distance of 25.31 feet; thence North 02°34'55" East, on the wet face of an existing seawall cap marking the East edge of New River Sound, a distance of 200.86 feet to a point on the North line of said Lot 1, 125.00 feet West of the Northeast corner of said Lot 1; thence South 04°38'00" East on the approximate West line of said Lot 1, 2, 3 and 4, a distance of 201.32 feet to the Point of Beginning.

**A-1**  
Exhibit 1  
14-0265

53R12



# GRAND BIRCH CONDO-DATA SHEET OF CALCULATIONS

## PARKING DATA:

### PARKING REQUIRED:

USE	PARKING SPACE REQUIREMENT (AS PER ULDR 47.20.2-MULTI-FAMILY)	REQUIRED PARKING
22 CONDO UNITS	6-(2 BED ROOM UNITS WITH DEN OR (3 BEDROOM) 6 X 2.1 SPACES PER UNIT=	12.6 CARS
	16-(3 BEDROOM UNITS WITH DEN OR (4 BEDROOM UNITS) 16 X 2.2 SPACES PER UNIT=	35.2 CARS
		<b>TOTAL=48 CARS REQUIRED</b>

### PARKING PROVIDED:

FLOOR	ACCESSIBLE PARKING	STANDARD PARKING	PARKING PROVIDED
FIRST FLOOR (GROUND)	0 CAR	3 CARS	3 CARS
SECOND FLOOR	1 CAR	21 CARS	22 CARS
THIRD FLOOR	1 CAR	22 CARS	23 CARS
	2 CARS	48 CARS	48 CARS
			<b>TOTAL=48 CARS PROVIDED</b>

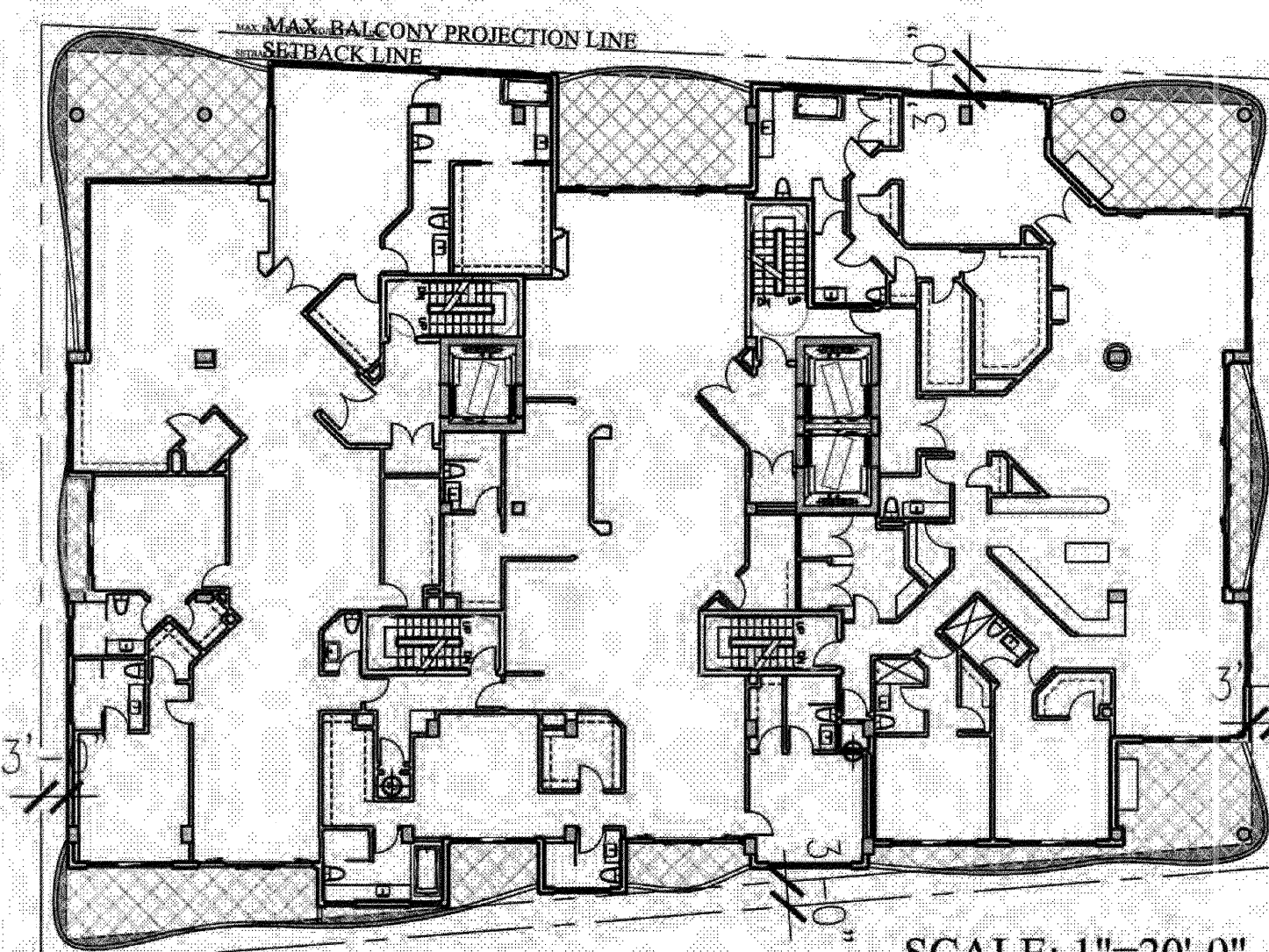
LOADING DOCK-NOT APPLICABLE

## SETBACK DATA:

SITE PLAN LEVEL IV DEVELOPMENT OF SIGNIFICANT IMPACT

PROPOSED SWIMMING POOL AND JACUZZI LOCATIONS REQUESTED IN INDICATED SETBACKS

LOCATION	REQUIRED	PROVIDED
FRONT (NORTH BIRCH ROAD)	20'-0"	20'-0"
SIDE (NORTH SIDE)	30'-0"	30'-0"
SIDE (SOUTH SIDE)	30'-0"	30'-0"
REAR (INTRACOASTAL WATERWAY)	20'-0"	20'-0"



### BALCONY PROJECTIONS:

20% OF PERIMETER LENGTH PERMITTED.  
 PERIMETER LENGTH (SETBACK LINES) = 476'-0" X 20% = 95.2'  
 LENGTH OF PROPOSED CURVED NOT RECTANGULAR BALCONIES (SHADED AREA) = 230' (MORE THAN ALLOWED LENGTH OF 95.2' BUT LESS THAN ALLOWED AREA).  
 TYPICAL BALCONY FLOORS 5-10 FLOOR 4 SIMILAR. PROJECTIONS PER FLOOR = 285 SF ALLOWED = 283 SF PROVIDED

SCALE: 1"=20'-0"  
 TYPICAL UNIT FLOOR PLAN

## BALCONY SETBACK DATA

## AREA CALCULATIONS (SQUARE FEET)

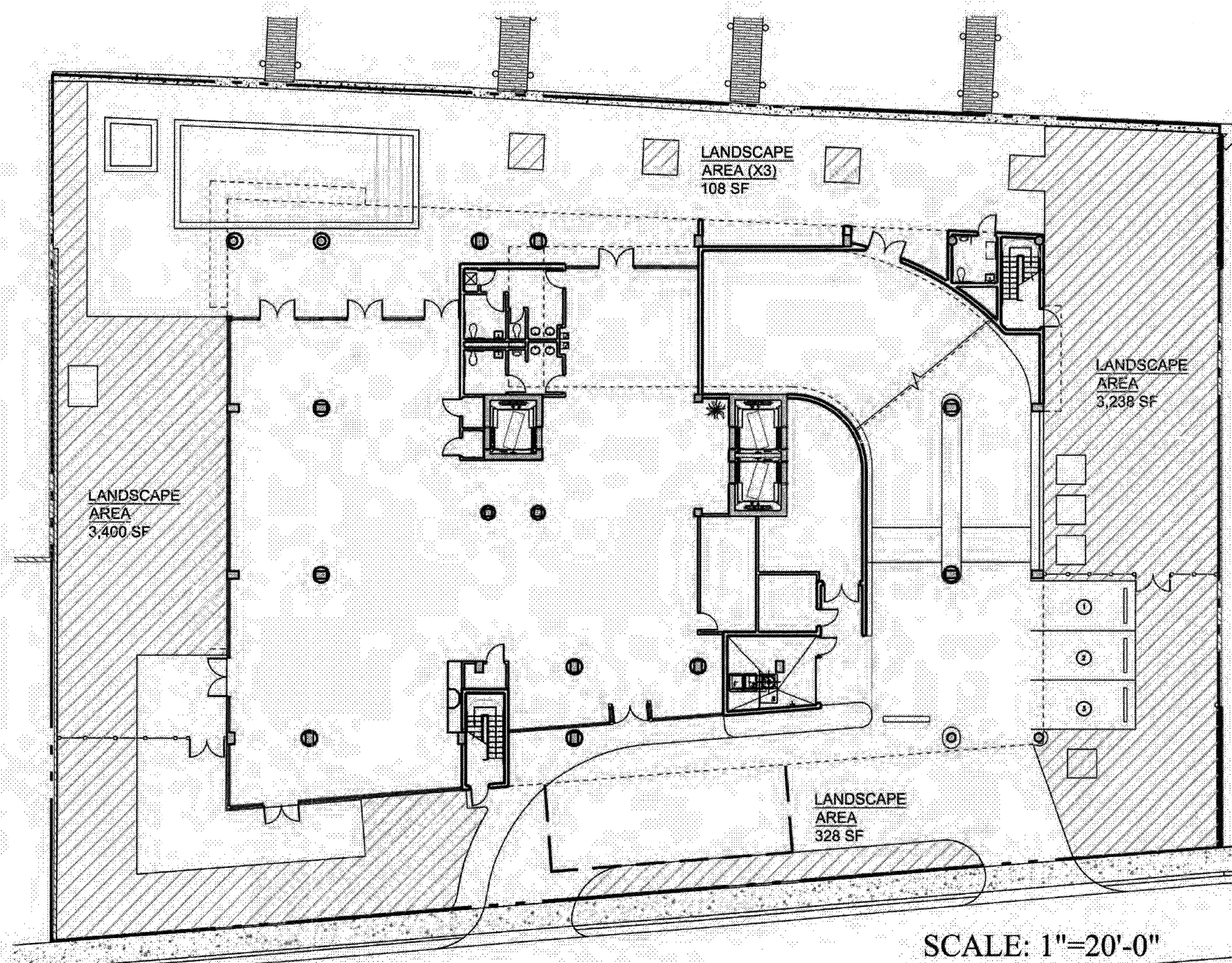
BUILDING AREA	(SQUARE FEET)
1ST FLOOR (GROUND FLOOR)	10,412 SF
2ND FLOOR	13,567 SF
3RD FLOOR	13,461 SF
4TH FLOOR	11,761 SF
5TH-10TH FLOOR (TYPICAL CONDO. UNIT FLOORS) 11,869x6=	71,214 SF
11TH FLOOR (PENTHOUSE FLOOR)	11,205 SF
ROOF (PENTHOUSE TERRACES=11,271 SF, MECH. EQUIP.=4,258 SF)	15,529 SF
<b>TOTAL:</b>	<b>147,149 SF-BUILDING TOTAL</b>
BALCONIES: 3RD=121, 4TH=2,064 SF, 5TH-10TH= 1,983 SF X 6=11,896 SF, 11TH=2,508 SF	<b>16,589 SF-BALCONY TOTAL</b>
	<b>163,738 SF-GROSS BUILDING TOTAL</b>
<b>LAND AREA</b>	<b>27,510 SF (.632 ACRES)-SITE</b>
GROSS LOT AREA:	
<b>FLOOR AREA RATIO (FAR)=</b>	<b>147,149 SF DIVIDED BY 27,510 SF = 5.34 FAR</b>
BUILDING TOTAL AREA DIVIDED BY LAND AREA=	

## DENSITY:

NUMBER OF DWELLING UNITS PER ACRE  
 22 UNITS/0.632 ACRE = **34.81 DWELLING UNITS PER ACRE**  
 (48.00 DWELLING UNITS PER ACRE ALLOWED)

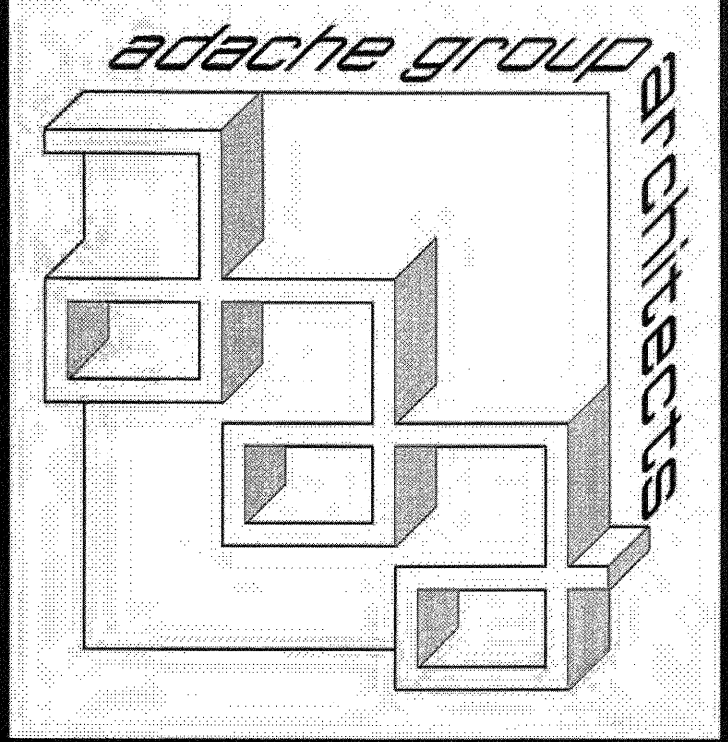
### NOTE:

BUILDING WILL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE SECTION 403 FOR HIGH RISE.  
 BUILDING WILL UTILIZE THE 2010 EDITION OF THE FLORIDA BUILDING CODE HIGH VELOCITY HURRICANE ZONE (HVHZ)



LANDSCAPE TOTAL LANDSCAPE AREA REQUIRED = 25% OF SITE AREA = 27,510 SF/4 = 6,877.5 SF  
 TOTAL LANDSCAPE AREA PROVIDED= 7,074 SF

## LANDSCAPE SQUARE FOOTAGE DATA



**PROJECT DESIGN TEAM:**  
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**CIVIL ENGINEERS**  
 DCES DIVERSIFIED - CONSTRUCTION & ENGINEER SERVICES  
 2847 NORTH ANDREWS AVENUE  
 FT. LAUDERDALE, FLORIDA 33311  
 PH: (951) 759-3717

**OWNER:**  
 GRAND BIRCH LLC  
 12555 ORANGE DRIVE  
 SUITE 251  
 DAVIE, FLORIDA 33330  
 PH: (954) 980-8122

**PROJECT:**  
 GRAND BIRCH CONDOMINIUM  
 321 NORTH BIRCH ROAD  
 FORT LAUDERDALE, FL. 33304

**ISSUED FOR: CITY COMMISSION SUBMISSION**  
 DATE: 4/16/13

No.	DATE	REMARKS

**SHEET TITLE:**  
 DATA SHEET

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF ADACHE GROUP ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ALL RIGHTS RESERVED. © 2012. FLORIDA LICENSE # AR0007073

DATE: 7/6/12  
 SCALE: NTS  
 DRAWN BY: SW  
 CHECKED BY: JB  
 JOB NO.: 22.01A

**SHEET NO.:**  
**A-2** Exhibit 1  
 14-0265



**GRAND BIRCH CONDOMINIUM**  
FORT LAUDERDALE, FLORIDA

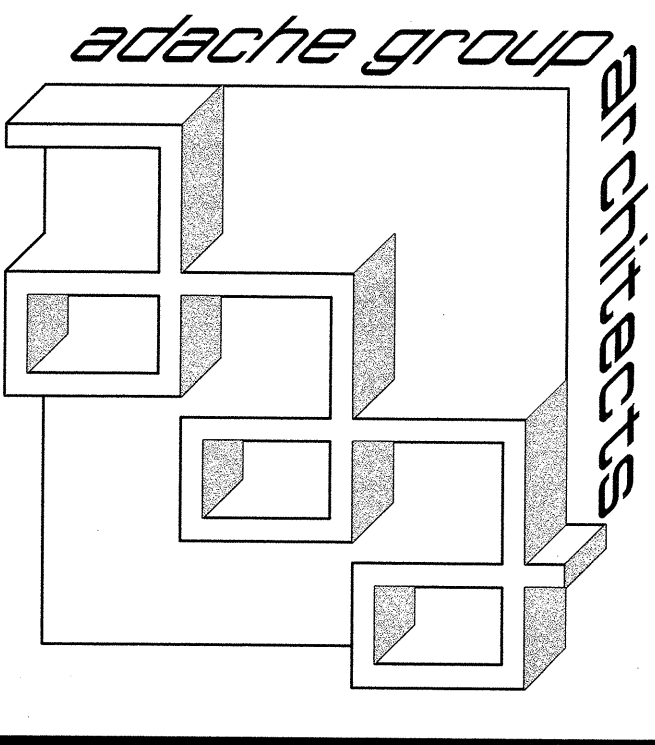
PROJECT DESCRIPTION  
11 STORY CONDOMINIUM BUILDING LOCATED BETWEEN THE NEW RIVER SOUND WATERWAY (INTRACOASTAL) AND NORTH BIRCH ROAD. PROPERTY IS AT WEST END OF GRANADA STREET BETWEEN BAYSHORE DRIVE TO THE NORTH AND SEVILLE STREET TO THE SOUTH IN FORT LAUDERDALE, FLORIDA. IT WILL CONTAIN 22 CONDOMINIUM UNITS WITH ROOFTOP PRIVATE TERRACES AT PENTHOUSE ONLY ON TOP OF A TWO STORY OPEN AIR PARKING STRUCTURE. AMENITIES INCLUDE: 2ND LEVEL PRIVATE GYM FACILITY AND GROUND LEVEL PRIVATE SOCIAL CLUB.

**SITE CRITERIA AND BUILDING DATA**

A. LAND USE DESIGNATION	CONDOMINIUM BEACH REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	DM-INTRACOASTAL OVERLOOK AREA
C. SITE AREA	27,910 SQUARE FEET (1,660 + 4882 ACRES)
D. WATER / WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. RESIDENTIAL DEVELOPMENT	MULTI-STORY RESIDENTIAL
F. NON-RESIDENTIAL GROSS FLOOR AREA	37,440 S.F.
G. RESIDENTIAL GROSS FLOOR AREA	94,180 S.F.
H. PARKING DATA	48 SPACES - 2 ACCESSIBLE
I. TOTAL PARKING REQUIRED	48 SPACES - 2 ACCESSIBLE
J. BUILDING FOOTPRINT LOT COVERAGE	13.84% S.F.
K. BUILDING HEIGHT	147,149.27 S.F. (15 AC) = 15.34 F.A.R.
L. NUMBER OF STORES	11 STORES
M. SEE NARRATIVES AND ATTACHMENTS FOR ADDITIONAL INFORMATION	54.81 DWELLING UNITS (48 D.U. ALLOWED)
N. DENSITY	VACANT LAND
O. CURRENT USE OF PROPERTY AND INTENSITY	22 CONDOMINIUM UNITS
P. NUMBER OF DWELLING UNITS	NOT APPLICABLE
Q. LOADING ZONE	148'-0" X 48'-0" @ 2'-0" @ 10'-0" @
R. STRUCTURE LENGTH	13,424 SF / 0.3001 AC
S. OPEN SPACE	2,098.30 SF
T. VEHICULAR USE AREA	7,972 SF (18,875 SF OR 25% MIN. REQ'D)
U. LANDSCAPE AREA	SEE DATA SHEET ON-A-2

**Legal Description**

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**PROJECT DESIGN TEAM:**  
**ARCHITECTS**  
ADACHE GROUP ARCHITECTS  
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E-MAIL: info@adache.com

**LANDSCAPE ARCHITECTS**  
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2847 NORTH ANDREWS AVENUE  
FT. LAUDERDALE, FLORIDA 33311  
PH: (813) 750-3717

**OWNER:**  
GRAND BIRCH LLC.  
12556 ORANGE DRIVE  
SUITE 251  
DAVIE, FLORIDA 33330  
PH: (954) 980-8122

**PROJECT:**  
**GRAND BIRCH CONDOMINIUM**  
321 NORTH BIRCH ROAD  
FORT LAUDERDALE, FL. 33304

**ISSUED FOR:** CITY COMMISSION  
**DATE:** 4/16/2013

**REVISIONS:**

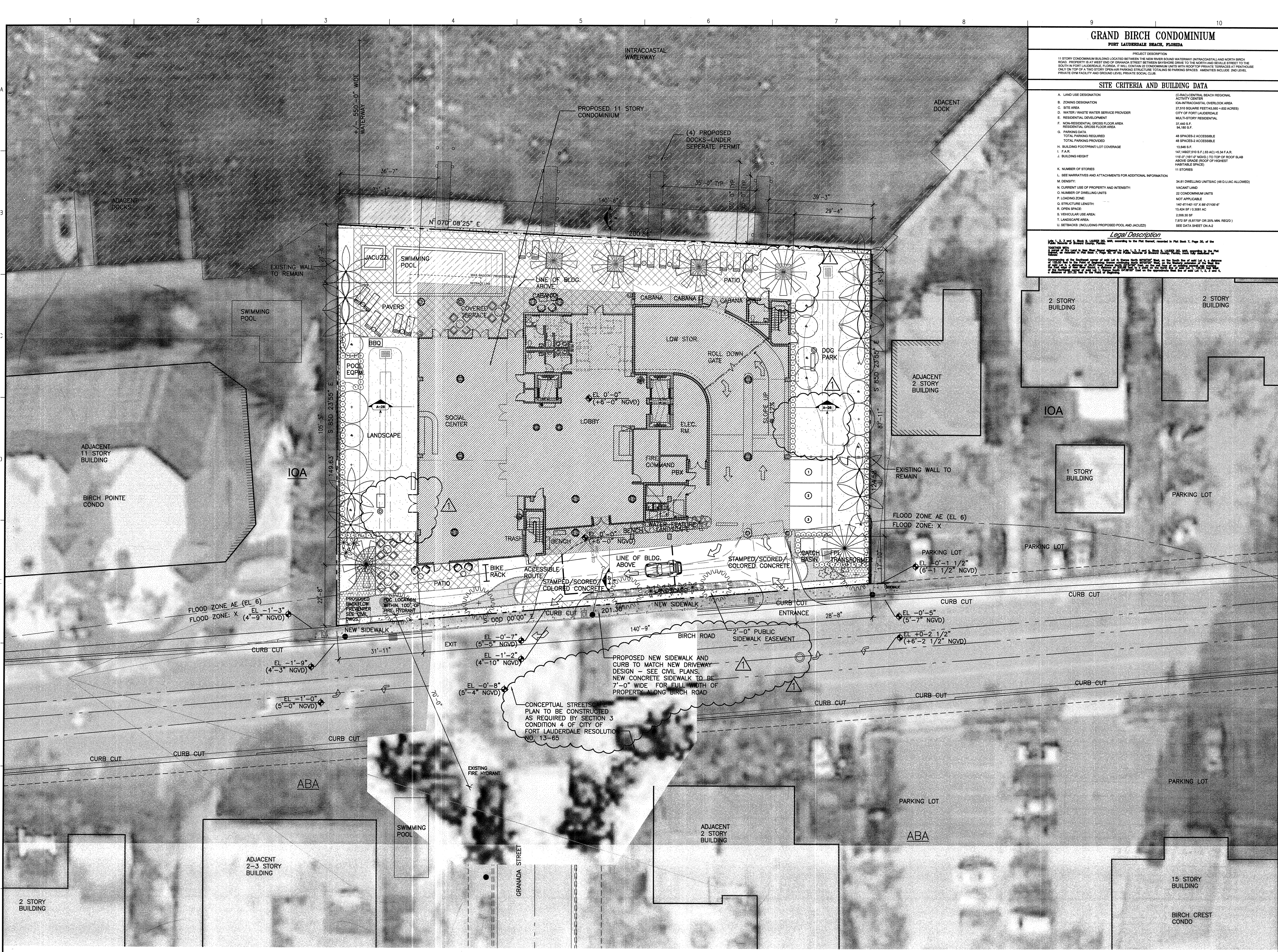
No.	DATE	REMARKS
1	5.10.13	CITY COMM. COMMENTS

**SHEET TITLE:**  
**SITEPLAN**  
**(GROUND FLOOR PLAN)**

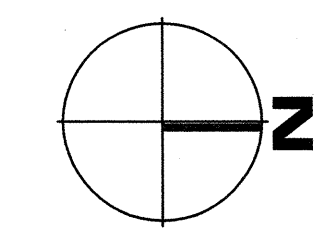
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**DATE:** 7/6/12  
**SCALE:** 1/16" = 1'-0"  
**DRAWN BY:** SW  
**CHECKED BY:** JB  
**JOB NO.:** 22.01A

**SHEET NO.:**  
**A-14** Exhibit 1  
14-0265  
Page 3 of 7

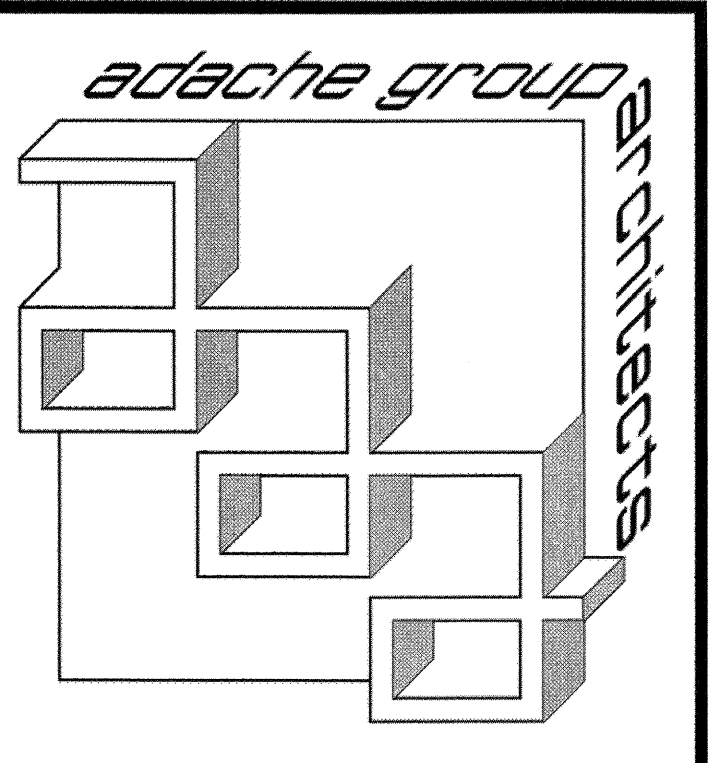
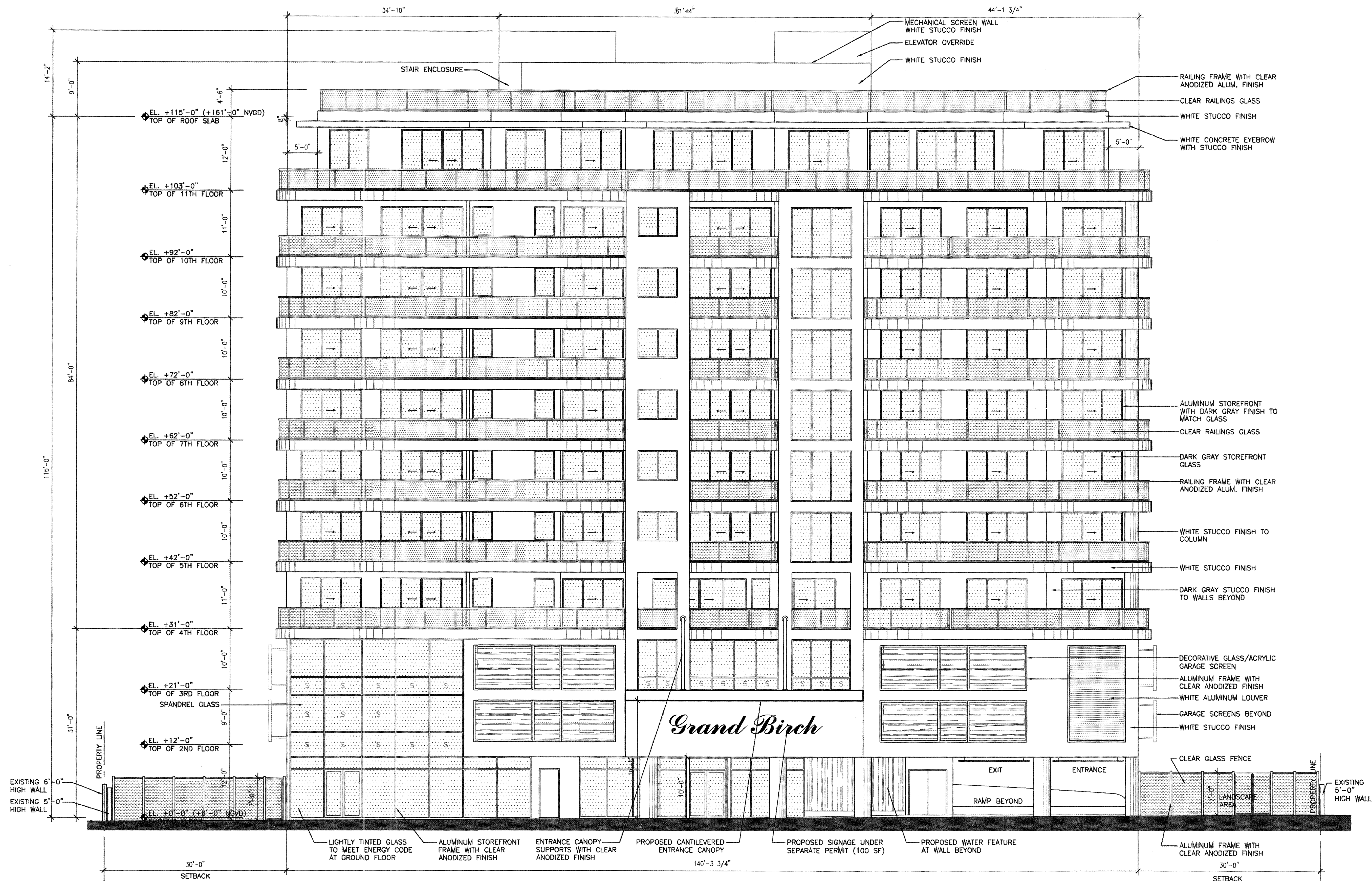


**1 SITE PLAN (GROUND FLOOR PLAN)**  
A-14 SCALE: 1/16" = 1'-0"





NOTE:  
ALL GLAZING TO BE IMPACT  
RESISTANT



**PROJECT DESIGN TEAM:**  
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**PROJECT:**  
**GRAND BIRCH CONDOMINIUM**  
 321 NORTH BIRCH ROAD  
 FORT LAUDERDALE, FL. 33304

**ISSUED FOR: CITY COMMISSION SUBMISSION**  
**DATE: 4/16/13**

**REVISIONS:**

No.	DATE	REMARKS

**SHEET TITLE:**  
**EAST ELEVATION**

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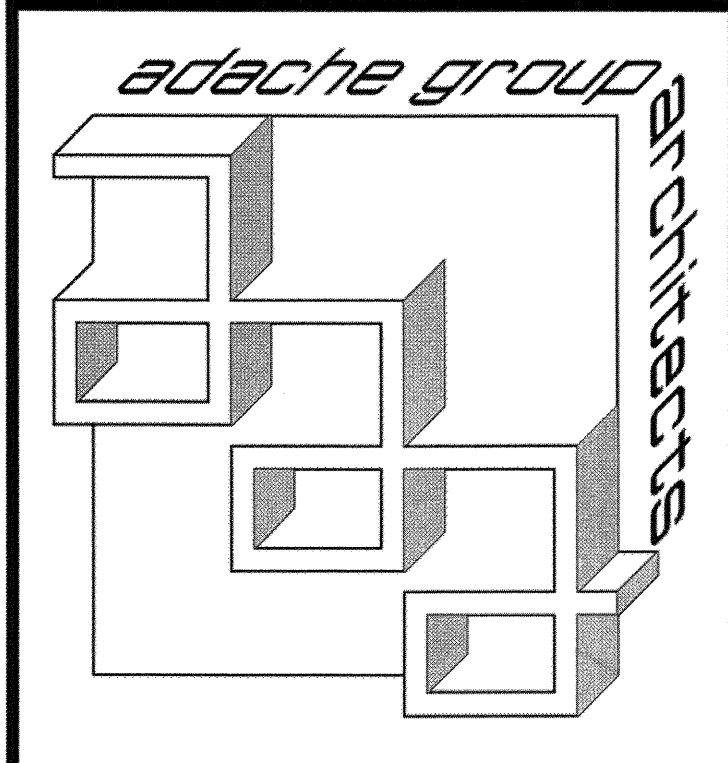
**DATE:** 7/6/12  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** SW  
**CHECKED BY:** JB  
**JOB NO.:** 22.01A

**1 EAST ELEVATION**  
 A-22 SCALE: 1/8" = 1'-0"

**SHEET NO.:**  
**A-22** Exhibit 1  
 14-0265  
 Page 4 of 7



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**PROJECT:**  
**GRAND BIRCH CONDOMINIUM**  
 321 NORTH BIRCH ROAD  
 FORT LAUDERDALE, FL. 33304

**ISSUED FOR: CITY COMMISSION SUBMISSION**  
**DATE: 4/16/13**

**REVISIONS:**

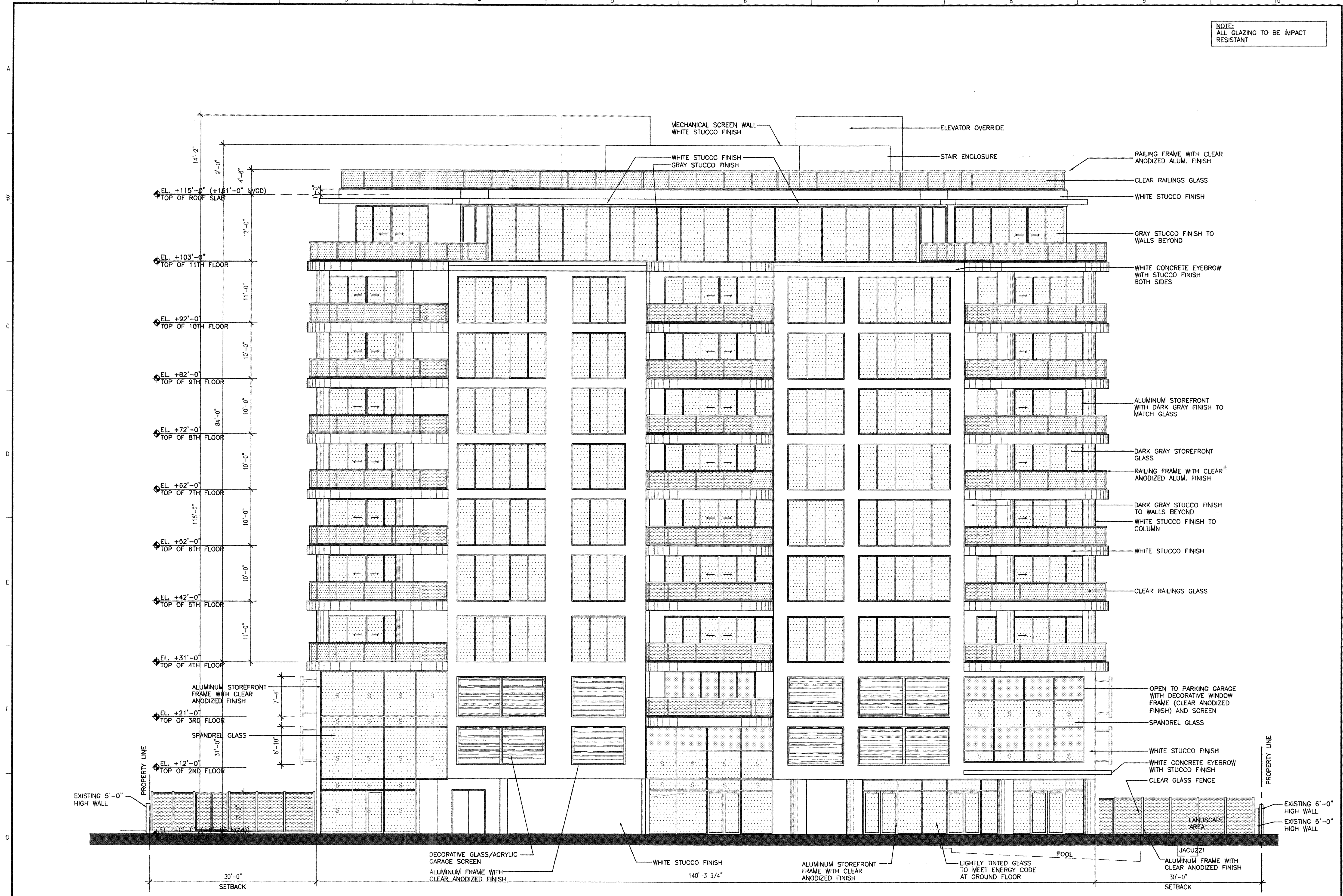
No.	DATE	REMARKS

**SHEET TITLE:**  
**WEST ELEVATION**

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**DATE:** 7/6/12  
**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** SW  
**CHECKED BY:** JB 5/15/13  
**JOB NO.:** 22.01A

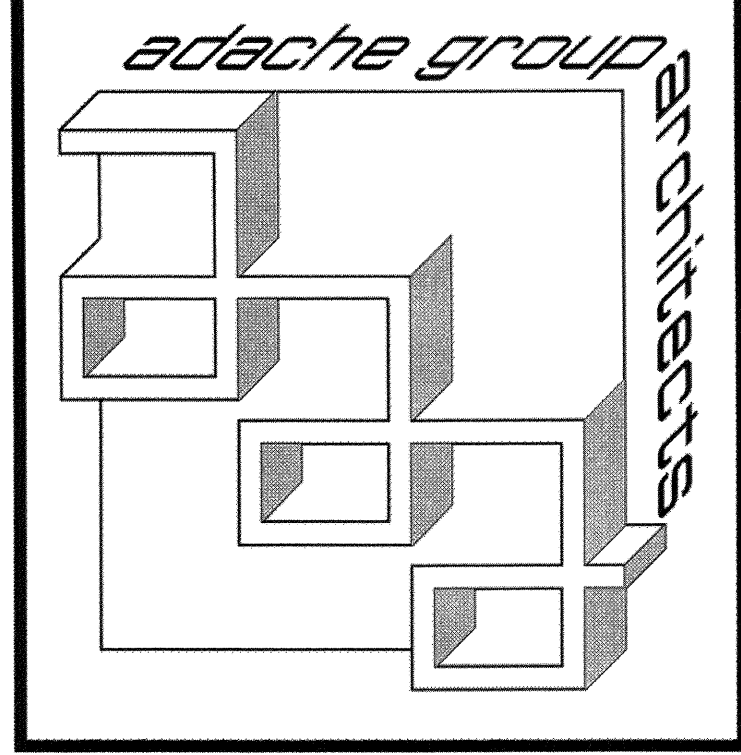
**SHEET NO.:**  
**A-23** Exhibit 1  
 14-0265  
 Page 5 of 7



**1 WEST ELEVATION**  
 A-23 SCALE: 1/8" = 1'-0"



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**PROJECT:**  
 GRAND BIRCH CONDOMINIUM  
 321 NORTH BIRCH ROAD  
 FORT LAUDERDALE, FL. 33304

**ISSUED FOR: CITY COMMISSION SUBMISSION**  
 DATE: 4/16/13

**REVISIONS:**

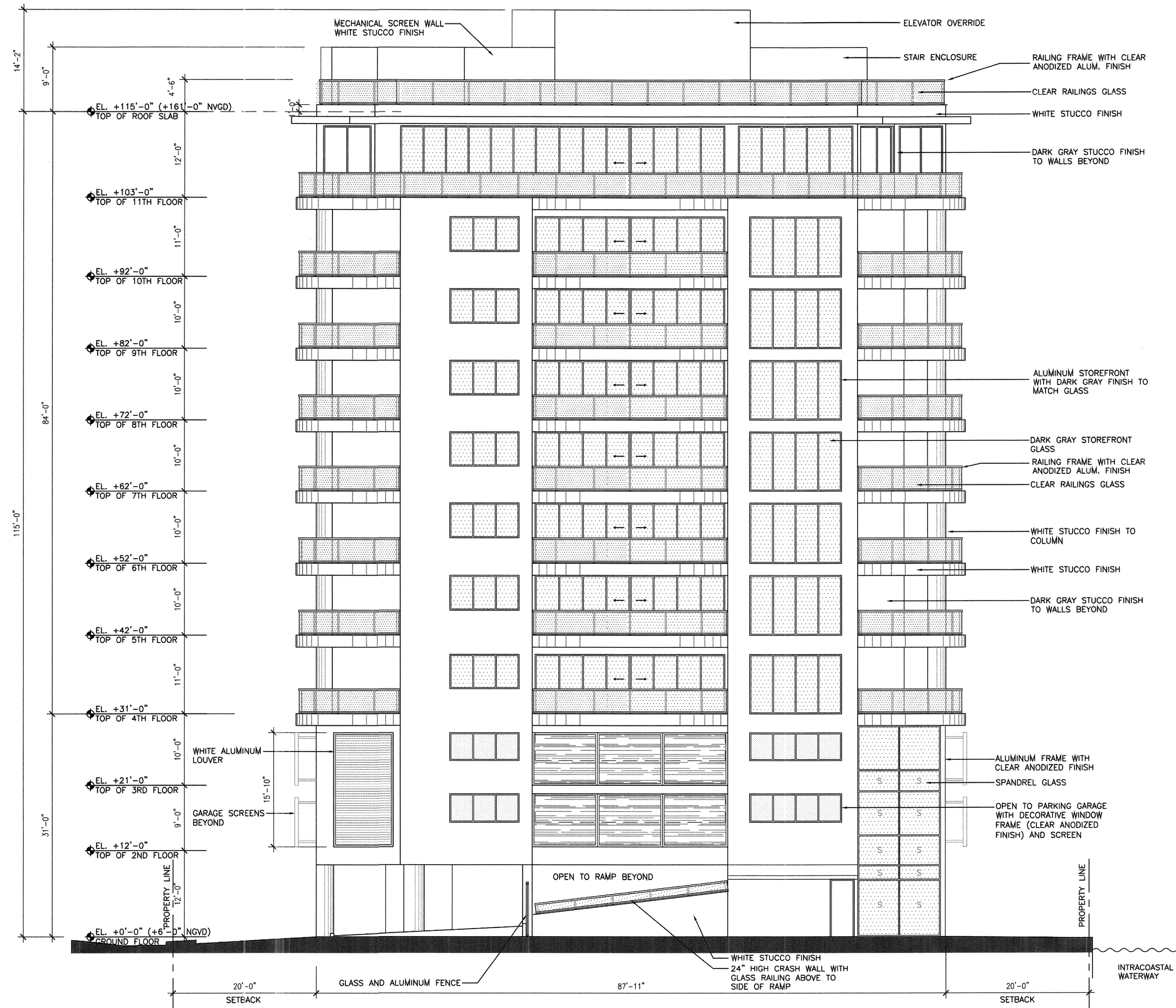
No.	DATE	REMARKS

**SHEET TITLE:**  
 NORTH ELEVATION

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DATE: 7/6/12  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: SW  
 CHECKED BY: JB  
 JOB NO.: 22.01A

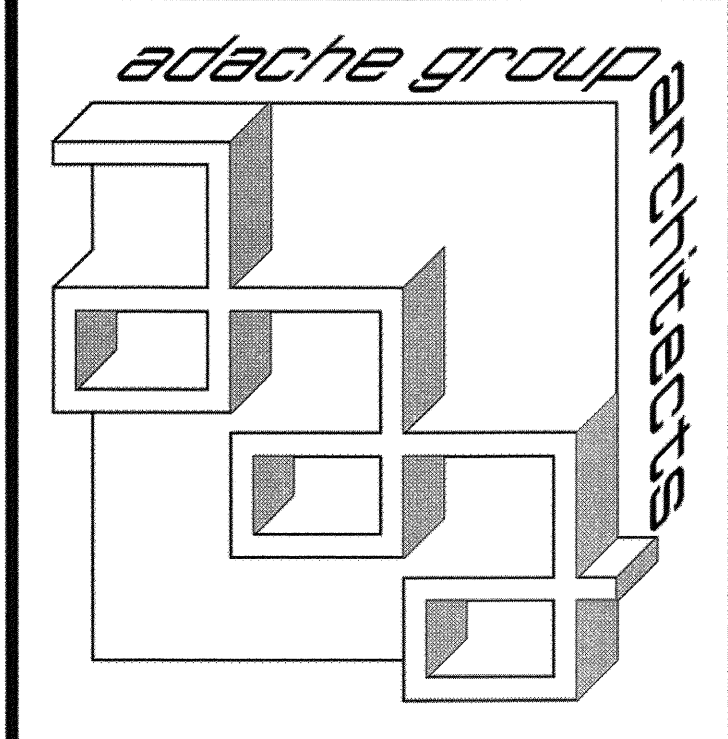
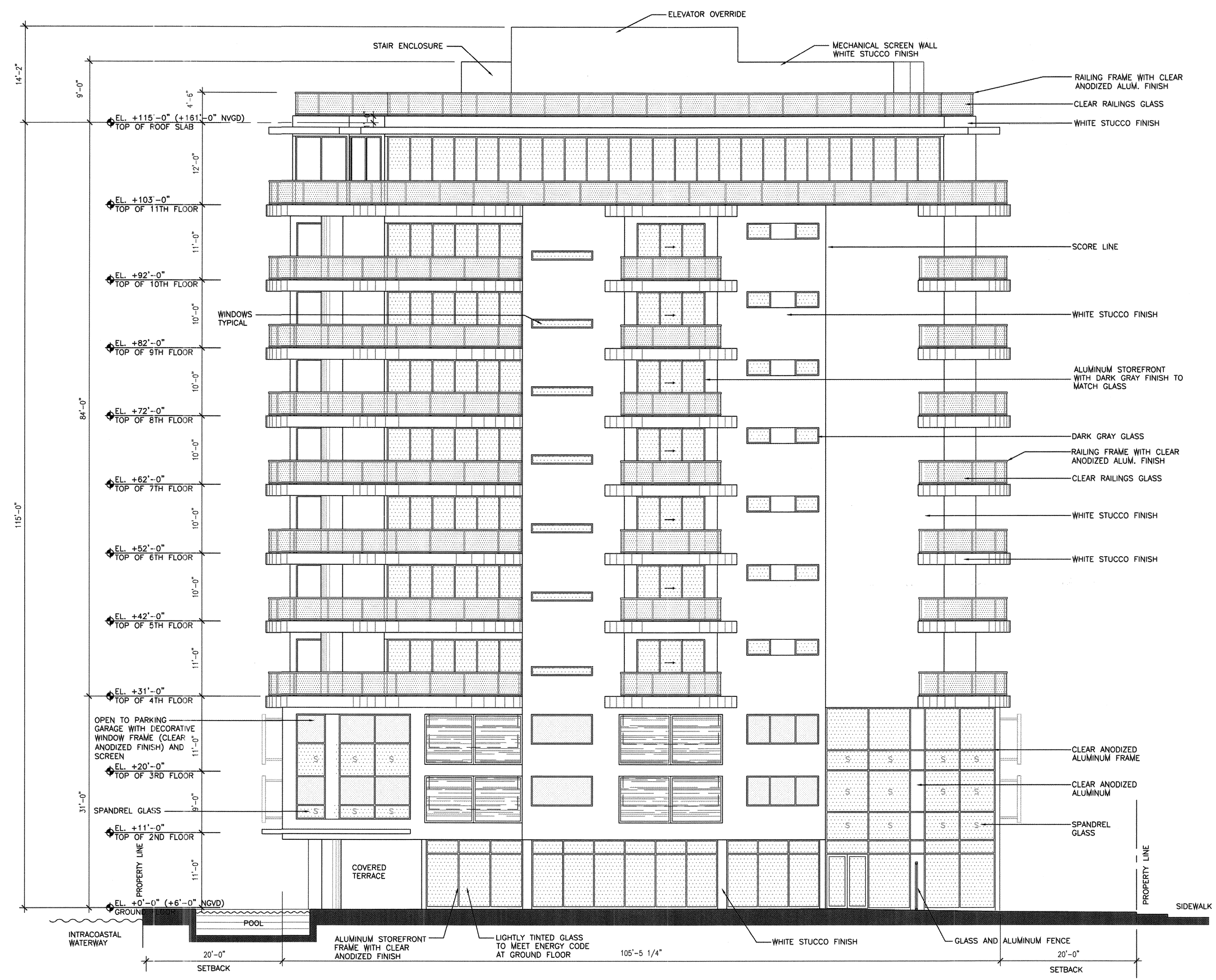
SHEET NO.:  
**A-24** Exhibit 1  
 14-0265



**1 NORTH ELEVATION**  
 A-24 SCALE: 1/8" = 1'-0"



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**PROJECT DESIGN TEAM:**  
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**PROJECT:**  
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 FORT LAUDERDALE, FL. 33304

**ISSUED FOR: CITY COMMISSION SUBMISSION**  
**DATE: 4/16/13**

**REVISIONS:**

No.	DATE	REMARKS

**SHEET TITLE:**  
**SOUTH ELEVATION**

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**DATE:** 7/6/12  
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**CHECKED BY:** JB  
**JOB NO.:** 22.01A

**SHEET NO.:**  
**A-25** Exhibit 1  
 14-0265  
 Page 7 of 7

**1 SOUTH ELEVATION**  
 A-25 SCALE: 1/8" = 1'-0"