

**RD FLAGLER VILLAGE, LLC**

**Request for CRA Streetscape Contribution**

November 15, 2013

Owner/Developer: RD Flagler Village, LLC c/o Related Group/Related Development ("Related")  
Project Name: Henry Square  
Contact: Arturo Pena or Hector Gomez  
Development: 382 units, 7 stories, 24,750 sf of commercial uses  
Request: Funding request for streetscape improvements in the amount of **\$359,375.50**  
(50% of \$718,751)

1. **Developer information.** Related is a national real estate company and a recognized leader in high-end multifamily development, construction, and property management. Related has developed numerous well-known projects throughout South Florida such as the Icon Brickell, 500 Brickell, Icon South Beach, Trump Hollywood, 50 Biscayne and City Place, just to name a few.

2. **Description of proposed development.** Related is developing Henry Square, a 382-unit luxury multifamily community with 24,750 sf of ground floor commercial uses in Downtown Ft. Lauderdale. The site is 5.2 acres and is part of Flagler Village, an area undergoing redevelopment in Downtown Fort Lauderdale. The Project consists of a variety of one, two and three bedroom floor plans together with common area amenities such as fitness center, a resort-style swimming pool and other resident amenities typically associated with luxury apartment communities.

3. **Financial Information.**

a. **Investment and Estimated Assessment.** The development site was vacant for many years until this past spring when Related began construction. The assessed value is based on unimproved property. With the development of this project, the assessment will dramatically increase, thereby increasing the revenue generated to the CRA. Below is breakdown of the investment and the estimated assessment:

Current Assessed Value:	\$11,457,000
New Capital Investment Dollars:	\$85,800,000
Total estimated new assessment:	\$59,200,000

b. **Mortgage information.** Related obtained a construction loan from JP Morgan Chase Bank, N.A. in the amount of \$55,770,000.

c. **Requested contribution.** Related is requesting 50% contribution toward the cost of the streetscape improvements as follows:

Total cost of streetscape = \$718,751  
50% CRA Contribution = \$359,375.50

RD Flagler Village, LLC  
Funding Request for  
Streetscape Improvements  
Page 1

This request is consistent with other streetscape funding requests that have been granted to other projects in the Flagler Heights area. Below is a list of the other streetscape awards granted by the CRA (the last item on the list is this application for Henry Square):

<b>Previous Streetscape Grant Awards</b>			
<b><u>Project</u></b>	<b><u>Estimated Capital Investment</u></b>	<b><u>Grant</u></b>	<b><u>Grant Award Percentage</u></b>
Avenue Lofts	\$20M	\$499,000	60%
Jefferson Place/Sole Condo	\$27M	\$710,620	80%
Foundry/Mill	\$25M	\$356,949	50%
Bamboo Flats	\$16.5M	\$230,681	50%
Specialty Automotive	\$4M	\$161,500	50%
Alexan and 440 Flagler	\$150M	\$875,032.50	50%
Pearl Flagler Village	\$72.5M	\$451,707.50	50%
<i>Related – Henry Square</i>	<i>\$85.8M</i>	<i>\$359,375.50</i>	<i>50%</i>

4. **Description of improvements included in streetscape.** The project fronts 4 streets (Federal Highway, NE 5<sup>th</sup> Street, NE 5<sup>th</sup> Avenue and NE 6<sup>th</sup> Street). The development plan proposes several improvements that will improve the functionality, aesthetics and overall pedestrian experience in this area. Among the improvements are the following:

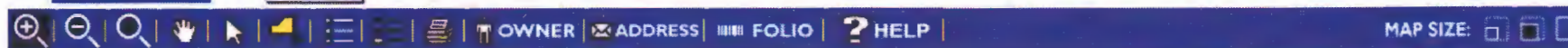
Installation of new curbing around the site, pavers, on-street parallel parking, landscaping, lighting, new sidewalks, upgrading of underground utilities (water, sewer, storm), milling and resurfacing of the streets.

5. **Project construction schedule.** Below is the construction schedule. Construction has already commenced and is expected to be fully completed by July 2014.



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#### Layers

- ☒ Highways
- ☒ Major Roads
- ☐ Twn-Rng-Sec
- ☒ Municipalities
- ☐ City Limits
- ☐ Zip Codes
- ☐ CRA Boundaries
- ☐ Census Tracts
- ☐ [City Zoning Codes](#)
- ☐ [County Land Use](#)
- ☐ Comm Appraisal Districts
- ☐ [Resid Appraisal Districts](#)
- ☐ Subdiv. Number
- ☐ Subdiv. Name
- No Sales
- ☒ Streets
- ☒ Parcels
- Aerials (2013)
- ☒ County Boundary



SELECTED PROPERTY-FOLIO: 504203310010

Source: Broward County Property Appraiser

2013 AERIALS  
0 114 ft

#### Pictometry



Below information reflects 2014 work in process values.

Click on "Details" above for 2013 values.

FOLIO:	504203310010
OWNER:	RD FLAGLER VILLAGE LLC
SITUS ADDRESS:	NE 5 TER FORT LAUDERDALE 33301
LEGAL:	MINTO FEDERAL 177- 103 B PARCEL A
MILLAGE CODE:	9312
USE CODE:	10
LAND VALUE:	\$11,457,000
BUILDING VALUE:	\$0
OTHER VALUE:	\$0
TOTAL VALUE:	\$11,457,000
SOH CAPPED VALUE:	\$11,457,000
HOMESTEAD EXEMPTION AMOUNT:	\$0
WVD EXEMPTION AMOUNT:	\$0
OTHER EXEMPTION AMOUNT:	\$0
TAXABLE VALUE:	\$11,457,000
SALE DATE 1:	12/13/2011
SALE PRICE 1:	\$13,000,000
DEED TYPE 1:	SWD
SALE DATE 2:	9/8/2011
SALE PRICE 2:	\$100
DEED TYPE 2:	QCD

#### LAND CALCULATIONS

Price	Factor	Type
50	229140	SF
ADJ. BLDG. S.F.:	0	

EXHIBIT A  
HENRY SQUARE

<http://199.27.243.5/default.htm?cmd=ZOOMPARCEL&folio=504203310010>

EXHIBIT 2  
CAM 13-1702  
Page 3 of 18



11/5/2013

# RD Flagler Village

## Offsite Cost of Work Summary

Owner: RD Flagler Village, LLC  
Contractor: Moss & Associates, LLC

# MOSS

No.	Trade Item	Associated Cost	5th St	5th Ave	6th St	Fed
1.1	General Requirements					
2.1	Demolition	Included in 2.3				
2.2	Dewatering - Allowance	-				
2.3	Site Demolition Clearing	14,658		\$ 11,193.00		\$ 3,465.00
2.4	Site Earthwork	24,266		\$ 16,696.00		\$ 7,570.00
2.5	Paving	116,491	\$ 6,090.60	\$ 32,981.80	\$ 14,091.00	\$ 63,328.00
	Turn & Bus Lane Elimination	(102,533)				\$ (102,533.00)
2.6	Off-Site Underground Utilities ( Water , Sewer & Storm )	205,700	\$ 8,400.00	\$ 125,000.00	\$ 33,400.00	\$ 38,900.00
2.6	Off-Site Utilities - Cost for FPL Ductbank & Removal of OH Lines	250,410	\$ 200,410.00	\$ 50,000.00		
	Off-Site Utilities - Cost for Comcast Utility Relocation	6,638	\$ 6,638.00			
	Off-Site Utilities - Cost for TECO Removal of Gas Lines	2,640	\$ 1,320.00		\$ 1,320.00	
2.7	Vibrocompaction	-				
2.8	Landscaping & Irrigation	64,900	\$ 12,960.00	\$ 32,400.00	\$ 12,960.00	\$ 6,480.00
	Landscaping & Irrigation due to Elimination of Bus/Turn Lanes	6,697				\$ 6,697.00
2.9	Pavers	20,609	\$ 5,152.25	\$ 10,304.50	\$ 5,152.25	
2.10	Site Furnishing - (Bike Racks, Tree Grates) - Allowance	20,700	\$ 5,400.00	\$ 9,900.00	\$ 5,400.00	
2.11	Garage Striping & Wheel Stops	-				
2.12	Chain Link Fencing	-				
2.13	Final Survey/Formboard Survey/Final Elevation Certificate	-				
3.1A	CIP & Masonry Shell - Residential & Garage	-	-	-	-	-
4.1	Masonry	-	-	-	-	-
5.1	Misc. Metal Fabrications & Structural Steel	-	-	-	-	-
6.1	Rough Carpentry	-	-	-	-	-
7.1	Waterproofing & Windows	-	-	-	-	-
8.1	Windows & Doors	-	-	-	-	-
9.1	Finishes	-	-	-	-	-
10.1	Specialties	-	-	-	-	-
11.1	Appliances	-	-	-	-	-
12.1	Furnishings	-	-	-	-	-
13.1	Swimming Pools, Spas & Fountains	-	-	-	-	-
14.1	Elevators	-	-	-	-	-
15.1	Fire Protection Sprinkler System	Included in 2.6				
15.2	Plumbing	Included in 2.6				
15.3	HVAC	-				
16.1	Electrical	87,675	\$ 20,875.00	\$ 37,575.00	\$ 29,225.00	
<b>SUB-TOTAL: Cost of Work Div 02-16</b>		<b>718,751</b>	<b>\$ 267,245.85</b> 37%	<b>\$ 326,050.30</b> 45%	<b>\$ 101,548.25</b> 14%	<b>\$ 23,907.00</b> 3%
1.00%	Construction Contingency					
0.00%	Escalation Contingency	by Owner				
1.25%	Sub-Guard / Sub Contractor Bonds		\$ -	\$ -	\$ -	\$ -
	General Conditions		\$ -	\$ -	\$ -	\$ -
<b>SUB-TOTAL: DIRECT WORK</b>		<b>\$ 718,751</b>	<b>\$ 267,246</b>	<b>\$ 326,050</b>	<b>\$ 101,548</b>	<b>\$ 23,907</b>
0.00%	Building Permit	By Owner				
1.30%	General Liability Wrap		\$ -	\$ -	\$ -	\$ -
0.90%	New Code Impact Allowance	By Owner				
0.00%	Builders Risk Insurance	By Owner				
<b>SUB-TOTAL</b>		<b>\$ 718,751</b>	<b>\$ 267,246</b>	<b>\$ 326,050</b>	<b>\$ 101,548</b>	<b>\$ 23,907</b>
0.90%	CM Payment and Performance Bond		\$ -	\$ -	\$ -	\$ -
3.50%	Fee		\$ -	\$ -	\$ -	\$ -
<b>TOTAL OFFSITE CONSTRUCTION COST</b>		<b>\$ 718,751</b>	<b>\$ 267,246</b>	<b>\$ 326,050</b>	<b>\$ 101,548</b>	<b>\$ 23,907</b>

**CRA 50% contribution= \$359,375.50**

PRELIMINARY DESIGN FOR:  
**HENRY SQUARE**  
 FORT LAUDERDALE, FLORIDA

DEVELOPER:

THE RELATED GROUP  
 315 SOUTH BISCAYNE BLVD  
 MIAMI, FLORIDA 33133  
 TEL. (305) 480-9900 FAX (305) 613-5800

ARCHITECTURE:

COHEN, FREEDMAN, ENCINOSA & ASSOC.  
 ARCHITECTS, P.A.  
 8085 N.W. 155TH STREET  
 MIAMI, FLORIDA 33018  
 TEL. (305) 826-3999 FAX (305) 828-4155

ZONING ATTORNEY:

LOCHRIE & CHAKAS  
 1401 E. BROWARD BLVD SUITE 200  
 FORT LAUDERDALE, FLORIDA 33301  
 TEL. (954) 779-1119 FAX (954) 779-1117

LANDSCAPE ARCHITECTURE

RHETT ROY LANDSCAPE ARCH. & PLANNING  
 412 NORTH ANDREWS AVENUE  
 FT. LAUDERDALE, FLORIDA 33301  
 TEL. (954) 482-0704 FAX (954) 482-0722

CIVIL ENGINEERING

BOTEK THURLOW ENGINEERING INC.  
 3409 NW 9TH AVENUE, SUITE 1102  
 FT. LAUDERDALE, FLORIDA 33309  
 TEL. (954) 588-0888 FAX (954) 588-0757



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CIVIL

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COHEN • FREEDMAN • ENCINOSA & ASSOC.  
 Architects, PA  
 8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999  
 AA 000778

PRELIMINARY DESIGN FOR  
**HENRY SQUARE**  
 FORT LAUDERDALE, FLORIDA

A.0

2703






  
 LOCATION MAP
   
 N.T.S.

2703 AE.1	PRELIMINARY DESIGN FOR: <b>HENRY SQUARE</b> FORT LAUDERDALE, FLORIDA	<div>           COHEN • FREEDMAN • ENCINOSA &amp; ASSOC.  <i>Architects, PA</i> </div> <div>           8085 N.W. 155th Street   Miami Lakes, Florida   33016   305-826-3999         </div> <div> <small>AA C000779</small> </div>
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# Legal Description

Parcel "A", MINTO FEDERAL, according to the plat thereof, recorded in Plat Book 177, Pages 103, 104 and 105, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 229,140 square feet or 5.2603 acres more or less.

## TITLE NOTES:

There are no other Easements, Road Reservations, or Rights-of-Way of record affecting this property per Chicago Title Insurance Company, Commitment Order No. 3010003, dated August 22, 2011 at 11:00P.M.

- 6) Matters per Plat Book 177, Page 103, of the Public Records of Broward County, Florida, affect this property as shown, per Resolution No. 2004-0-8, Book 45371, Page 536 and Amendment per O.R. Book 45993, Page 1271 of the Public Records of Broward County, Florida, affects this property as shown.
- 7) Agreement per O.R. Book 47757, Page 1075 of the Public Records of Broward County, Florida, affects this property. (Nothing Plottable)
- 8) Easement per O.R. Book 45957, Page 1681, of the Public Records of Broward County, Florida, affects this property as shown.

ZONING DISTRICT: RAC-CC

CHARACTER AREA: NEAR DOWNTOWN

LAND USE: DOWNTOWN REGIONAL ACTIVITY CENTER

CURRENT USE: VACANT

LOT AREA: 229,140 Sq. Ft. (5.2603 Acres)

RESIDENTIAL UNITS: 382 Units

Retail: 24,750 Sq. Ft.

HEIGHT ALLOWED: 30 Levels  
PROPOSED: 7 Levels (75'-8")

STRUCTURE LENGTH: 219'-2"

STRUCTURE DEPTH: 70'-6"

SETBACKS: REQUIRED PROVIDED

FRONT 5'-0" 10'-6"  
(Federal Highway) 80' from CL + 10' 79'-6"

FRONT 5'-0" 8'-10"  
(N.E. 6th Street) 35' from CL 51'-4"

FRONT 5'-0" 14'-0"  
(N.E. 5th Avenue) 35' from CL 39'-0"

FRONT 5'-0" 10'-0"  
(N.E. 5th Street) 35' from CL 35'-0"

OPEN SPACE: Required: None  
Provided: 76,900 Sq. Ft.

MAX. PLOT COVERAGE: Allowed: 95% (217,883 Sq. Ft.)  
Provided: 63.4% (145,300 Sq. Ft.)



SITE LOCATION



LOCATION MAP

SCALE: N.T.S.

## UNIT MIX:

Studio	1 Bedroom	2 Bedroom	TOTAL
97	151	204	382
9.1%	39.5%	53.4%	

## UNIT BREAKDOWN:

UNIT TYPE	Bedroom Sq. Ft.	Bathroom Sq. Ft.	1st	2nd	3rd	4th	5th	6th	7th	8th	Total Units	NET SQUARE FT.
St- Studio	700	60	3	4	4	4	4	4	4	27	18,801 U.P.	
1B-1 Bed / 1 Bath	745	60	12	14	14	14	14	14	14	86	71,830 U.P.	
2B-2 Bed / 2 Bath	770	70	2	4	4	4	4	4	4	26	50,020 U.P.	
3B-3 Bed / 3 Bath + Den	810	70	4	4	4	4	4	4	4	28	68,836 U.P.	
4B-4 Bed / 4 Bath	745	60	2	4	4	4	4	4	4	1	740 U.P.	
5B-5 Bed / 5 Bath	665	60	2	2	2	2	2	2	2	10	8,860 U.P.	
6B-6 Bed / 6 Bath	1090	80	2	4	4	4	4	4	4	26	28,340 U.P.	
7B-7 Bed / 7 Bath	1108	80	10	17	17	17	17	17	17	116	156,812 U.P.	
8B-8 Bed / 8 Bath	1138	100	2	4	4	4	4	4	4	27	30,726 U.P.	
9B-9 Bed / 9 Bath + Den	1369	100	2	4	4	4	4	4	4	27	36,400 U.P.	
TOTAL:			42	55	57	57	57	57	57	382 Units	306,428 S.F.	

St - Studio & Bay Window 710 Sq. Ft. (Level 4 thru 7)

1B - 1 Bed / 1 Bath & Bay Window 750 Sq. Ft. (Level 4 thru 7)

Note: Refer to Level 3 and 4 for larger Terrace (97 Sq. Ft.)

5B - 5 Bed / 5 Bath & Bay Window 1,118 Sq. Ft. (Level 4 thru 7)

Note: NO terrace at Level 7

Note: NO terrace at Level 7

## ENCLOSED AREA:

Building Tower:	
Ground Level	64,709 Sq. Ft.
Second Level	63,879 Sq. Ft.
Third Level	65,110 Sq. Ft.
Fourth Level	65,210 Sq. Ft.
Fifth Level	65,210 Sq. Ft.
Sixth Level	65,310 Sq. Ft.
Seventh Level	65,310 Sq. Ft.
Total	454,538 Sq. Ft.
Parking Garage:	
Level 1	40,920 Sq. Ft.
Level 2	40,920 Sq. Ft.
Level 3	40,920 Sq. Ft.
Level 4	40,920 Sq. Ft.
Level 5	40,920 Sq. Ft.
Level 6	40,920 Sq. Ft.
Level 7	25,888 Sq. Ft.
Total	271,408 Sq. Ft.
Total Enclosed Area:	725,947 Sq. Ft.

## PARKING

REQUIRED:	Residential (0) Spaces
PROVIDED:	
Street Parking:	22 Spaces
N.E. 5th Street, N.E. 5th Avenue and N.E. 6th Street	
Surface Parking:	16 Spaces
Parking Garage:	
Level 1	50 Spaces (incl. 8 Handicap Spaces)
Level 2	119 Spaces (incl. 8 Handicap Spaces)
Level 3	119 Spaces (incl. 8 Handicap Spaces)
Level 4	119 Spaces (incl. 8 Handicap Spaces)
Level 5	119 Spaces (incl. 8 Handicap Spaces)
Level 6	119 Spaces (incl. 8 Handicap Spaces)
Level 7	66 Spaces (incl. 8 Handicap Spaces)
Total	735 Spaces
Total Parking Spaces:	751 Spaces
(Including 20 Handicap Spaces)	

## OFF-STREET LOADING

REQUIRED:	(1) TYPE II (12'-0" X 45'-0")
PROVIDED:	4 Spaces

## RESIDENTIAL FLOOR PLATE:

ALLOWED:	No Max. to 7 levels
PROVIDED:	65,110 Sq. Ft.

Water / Wastewater Service Provider:  
City of Fort Lauderdale

COHEN • FREEDMAN • ENCINOSA & ASSOC.  
Architects, PA  
AA C000779  
8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999

New Rental Apartment Building for:  
**RD FLAGLER VILLAGE**  
525 N.E. 5th Terrace, Fort Lauderdale, Florida

STUART COOPER  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
A196 0002889

QUALE FRANK J. ENCINOSA  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
A196 0000860

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WITHOUT WRITTEN PERMISSION

DATE: 09/13/2012  
TIME: 10:00 AM

PROJECT: 2703

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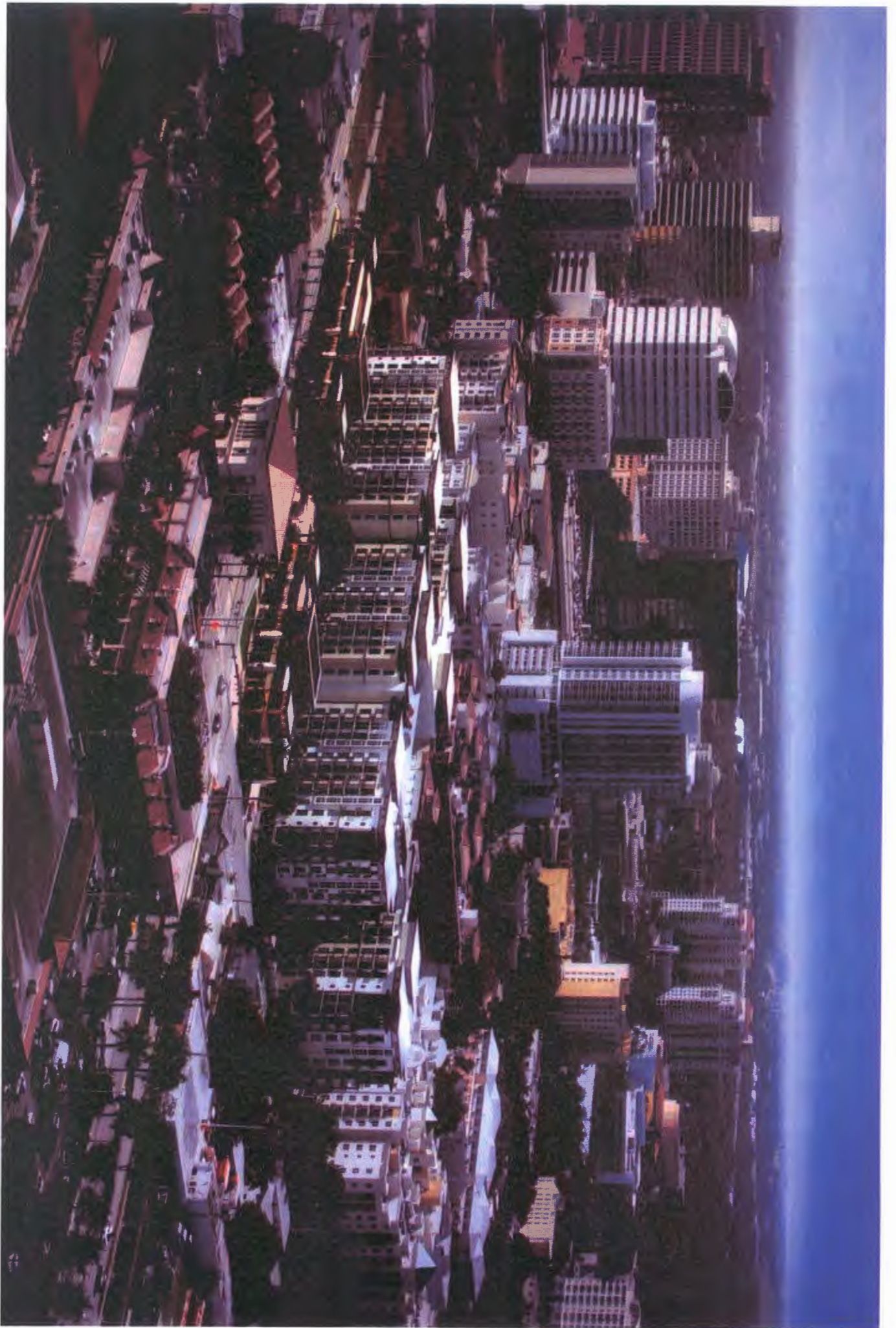
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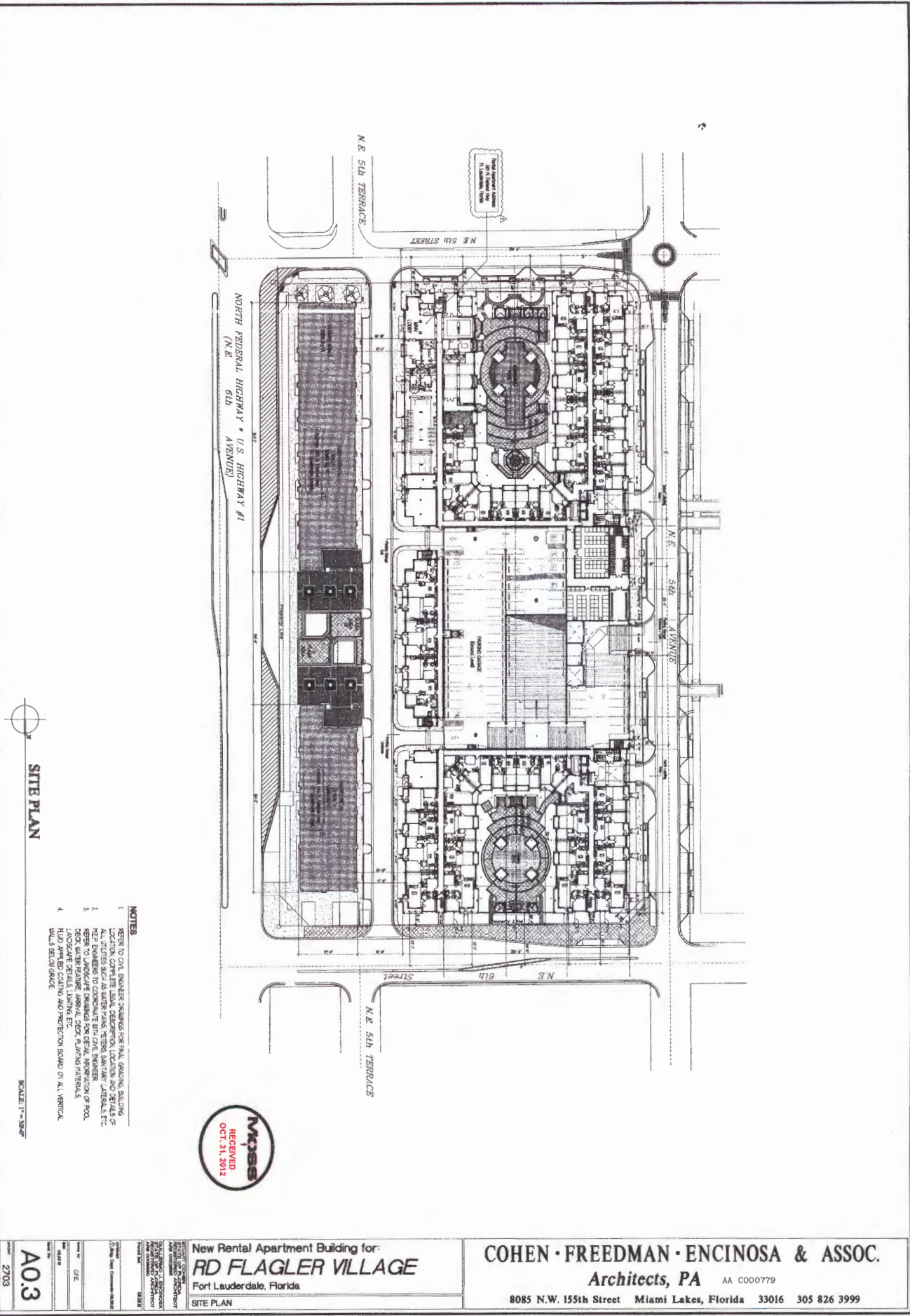












SITE PLAN

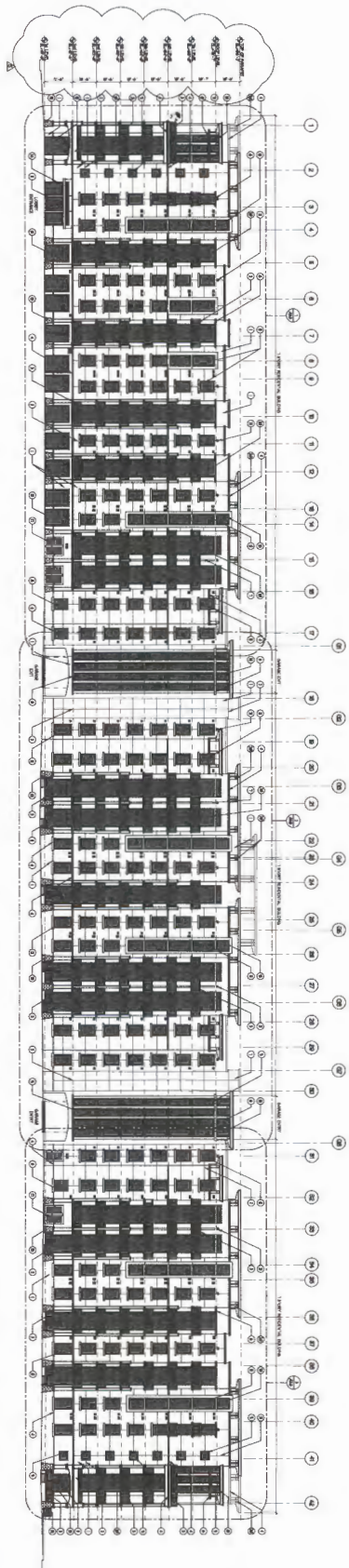
SCALE: 1" = 30'-0"

- NOTES**
1. REFER TO CIVIL ENGINEER DRAWINGS FOR FINAL GRADING, BUILDING LOCATION, COMPLETE SITE DESCRIPTION, LOCATION AND DETAILS OF ALL UTILITIES, ETC.
  2. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS OF BUILDING, ETC.
  3. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS OF POOL, DECK, WATER PLANT, LANDSCAPE, PLANTING, ETC.
  4. REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING DETAILS.



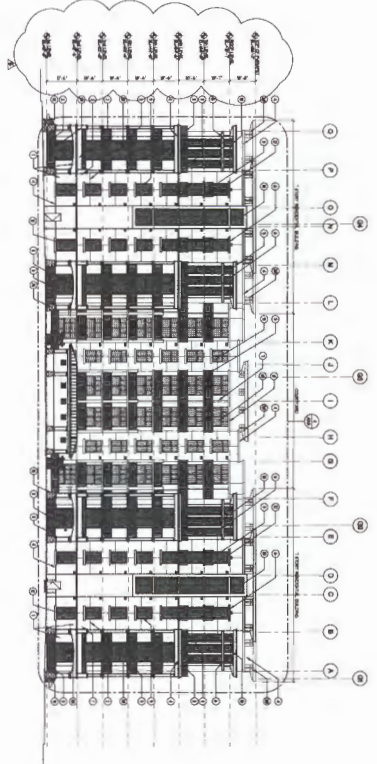
<b>AO.3</b> 2703	<b>Project:</b> New Rental Apartment Building for: <b>RD FLAGLER VILLAGE</b> Fort Lauderdale, Florida <b>SITE PLAN</b>	<b>COHEN • FREEDMAN • ENCINOSA &amp; ASSOC.</b> <b>Architects, PA</b> AA C000779 8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999
	<b>Client:</b> RD Flagler Village <b>Design:</b> Cohen • Freedman • Encinosa & Assoc. <b>Scale:</b> 1" = 30'-0" <b>Date:</b> 10/31/12	
	<b>Drawn by:</b> [Name] <b>Checked by:</b> [Name] <b>Approved by:</b> [Name]	
	<b>Notes:</b>	





EAST ELEVATION

SCALE: 1" = 20'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"

NOTES:  
1. SEE GENERAL NOTES TO THE PROJECT.  
2. SEE SPECIFICATIONS TO THE PROJECT.  
3. SEE SCHEDULES TO THE PROJECT.  
4. SEE ELEVATIONS TO THE PROJECT.  
5. SEE SECTIONS TO THE PROJECT.  
6. SEE DETAILS TO THE PROJECT.  
7. SEE FINISHES TO THE PROJECT.  
8. SEE MATERIALS TO THE PROJECT.  
9. SEE EQUIPMENT TO THE PROJECT.  
10. SEE MECHANICAL TO THE PROJECT.  
11. SEE ELECTRICAL TO THE PROJECT.  
12. SEE PLUMBING TO THE PROJECT.  
13. SEE HEATING TO THE PROJECT.  
14. SEE COOLING TO THE PROJECT.  
15. SEE VENTILATION TO THE PROJECT.  
16. SEE LIGHTING TO THE PROJECT.  
17. SEE SOUND TO THE PROJECT.  
18. SEE SECURITY TO THE PROJECT.  
19. SEE ACCESSIBILITY TO THE PROJECT.  
20. SEE SIGNAGE TO THE PROJECT.  
21. SEE LANDSCAPE TO THE PROJECT.  
22. SEE PARKING TO THE PROJECT.  
23. SEE TRAFFIC TO THE PROJECT.  
24. SEE UTILITIES TO THE PROJECT.



<b>MOSS</b> ENGINEERING & CONSTRUCTION, INC. 1000 N.W. 155th Street, Suite 100 Fort Lauderdale, Florida 33306 Phone: 954.576.1000 Fax: 954.576.1001 Email: info@mooseng.com Website: www.mooseng.com		New Rental Apartment Building for: <b>RD FLAGLER VILLAGE</b> Fort Lauderdale, Florida EAST AND NORTH ELEVATION	<b>COHEN • FREEDMAN • ENCINOSA &amp; ASSOC.</b> Architects, PA AA C000779 8085 N.W. 155th Street Miami Lakes, Florida 33016 305 826 3999
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Grading No.	

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E-mail: [info@lamborghiniusa.com](mailto:info@lamborghiniusa.com)  
Web: [www.lamborghiniusa.com](http://www.lamborghiniusa.com)

# REVIEW



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**Abstract**



PERMIT SET 9-5-12

Project Name  
**RD Flagler Village**  
525 N.E. 5th Terrace, Fort Lauderdale FL  
Drawing Title  
**LANDSCAPE LIGHTING PLAN**

EXHIBIT 2  
CAM 13-1702  
Page 15 of 18







EIFS / STUCCO / EXTERIOR TRIM ALLOWANCE										\$ 15,000.00
Scope of work:										
Bonding agent to concrete surfaces.										
Application of window guard to cover all windows as protection from splatter.										
Application of stucco with a smooth finish to the receiving areas as shown on plans.										
Brick textured stucco over CMU / Wood to reasonably match existing brick wainscot @ .										
Installation of PVC cornerbead per plan. Installation of PVC reveal per plan.										
EPS Decorative foam wall cap to be 100% EIFS synthetic finish over mesh, supplied as per plan.										
Faux stone columns as shown on plans.										
Existing brick wainscot to remain. Existing roofing to remain. Demolition by others. All trash and debris to be placed in a contractor designated location.										
Minor punch-out is included.										
All OSHA approved scaffolding & equipment is included.										
Work To Be Completed In Accordance With The Above Specifications For A Lump Sum Of	1	ls			\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	
OVERHEAD DOOR ALLOWANCE										\$ 1,100.00
Supply and Install 8'0"X7'0" Rolling Door @ Existing Opening - Manual Operation / Factory Finish / Standard Locks -	1	ls			\$ 1,100.00	\$ -	\$ -	\$ 1,100.00	\$ 1,100.00	
DIRECT COST										\$ 45,040.00
										\$ 45,040.00
										\$ 45,040.00
										\$ 45,040.00
										\$ 49,544.00
										\$ 4,504.00
										\$ 4,954.40
										\$ 54,498.40
										\$ 54,498.40
GENERAL CONDITIONS										\$ 6,425.00
Project Management	1	each		\$ 3,200.00	\$ -	\$ -	\$ 3,200.00	\$ -	\$ 3,200.00	
Construction Progress & Final Clean-up	1	each		\$ 300.00	\$ -	\$ -	\$ 300.00	\$ 300.00	\$ 300.00	
Temporary Utilities (Chemical Toilet)	1	each		\$ 150.00	\$ -	\$ -	\$ 150.00	\$ 150.00	\$ 150.00	
Unforeseen Conditions / Contingency (Approx. 3% Direct Cost @ Preliminary Design Phase)	1	each		\$ 1,350.00	\$ -	\$ -	\$ 1,350.00	\$ 1,350.00	\$ 1,350.00	
Liability Insurance (Approx. 1.5% Direct Cost)	1	each		\$ 675.00	\$ -	\$ -	\$ 675.00	\$ 675.00	\$ 675.00	
Trash Containers / Waste Management	2	each		\$ 375.00	\$ -	\$ -	\$ 750.00	\$ 750.00	\$ 750.00	
TOTAL SALES PRICE										\$ 60,923.40

EIFS / STUCCO / EXTERIOR TRIM ALLOWANCE										\$ 15,000.00
Scope of work:										
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All OSHA approved scaffolding & equipment is included.										
Work To Be Completed In Accordance With The Above Specifications For A Lump Sum Of	1	ls			\$ 15,000.00	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	
OVERHEAD DOOR ALLOWANCE										
Supply and Install 8'0"X7'0" Rolling Door @ Existing Opening - Manual Operation / Factory Finish / Standard Locks -	1	ls			\$ 1,100.00	\$ -	\$ -	\$ 1,100.00	\$ 1,100.00	\$ 1,100.00
DIRECT COST										
						\$ -	\$ 410.00	\$ 44,630.00	\$ 45,040.00	\$ 45,040.00
									\$ 45,040.00	
							OVERHEAD	10%	\$ 4,504.00	
									\$ 49,544.00	
							PROFIT	10%	\$ 4,954.40	
							SUBTOTAL		\$ 54,498.40	
GENERAL CONDITIONS										
Project Management	1	each		\$ 3,200.00		\$ -	\$ 3,200.00	\$ -	\$ 3,200.00	\$ 6,425.00
Construction Progress & Final Clean-up	1	each			\$ 300.00	\$ -	\$ -	\$ 300.00	\$ 300.00	
Temporary Utilities (Chemical Toilet)	1	each			\$ 150.00	\$ -	\$ -	\$ 150.00	\$ 150.00	
Unforeseen Conditions / Contingency (Approx. 3% Direct Cost @ Preliminary Design Phase)	1	each			\$ 1,350.00	\$ -	\$ -	\$ 1,350.00	\$ 1,350.00	
Liability Insurance (Approx. 1.5% Direct Cost)	1	each			\$ 675.00	\$ -	\$ -	\$ 675.00	\$ 675.00	
Trash Containers / Waste Management	2	each			\$ 375.00	\$ -	\$ -	\$ 750.00	\$ 750.00	
TOTAL SALES PRICE										
										\$ 60,923.40