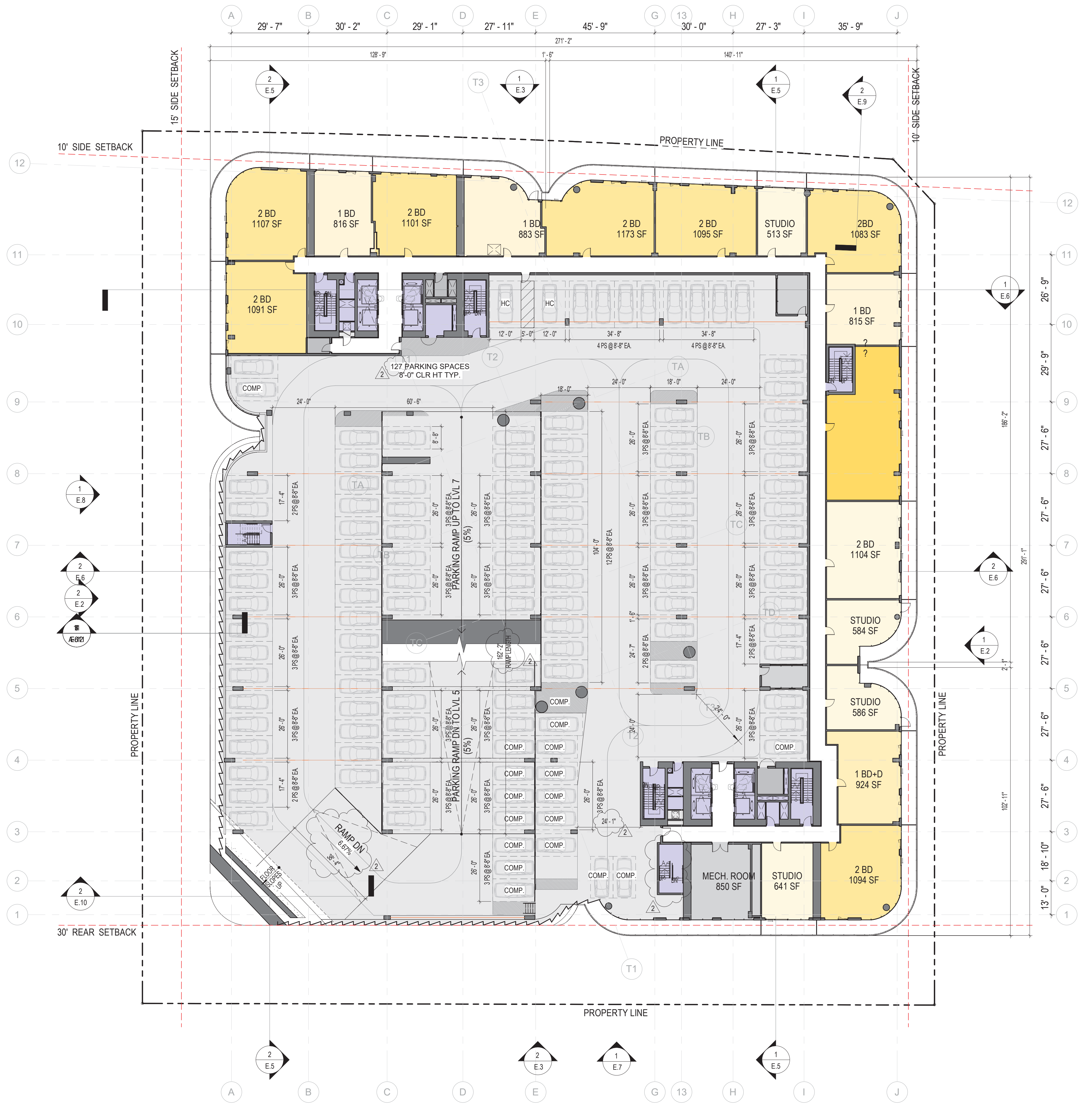


# PARKING LEVEL 6 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- MECHANICAL
- Mechanical
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed by Elvira C Freire-Santamaria  
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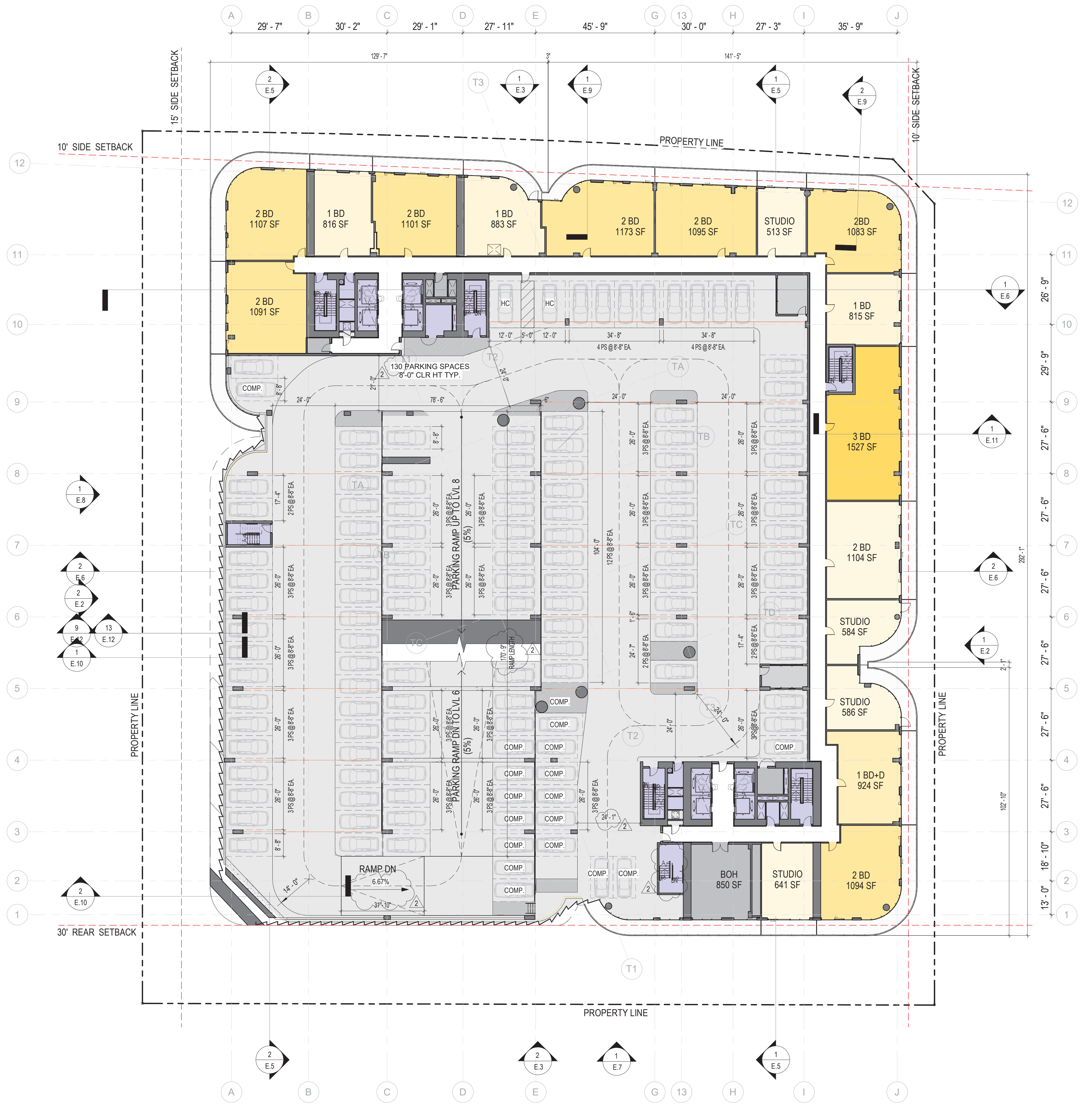
**Stantec**  
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DRC APPLICATION  
 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**D.9**

UOP COMMENT 12.1, 14, 18  
 ENGINEERING COMMENT 6, 9a, 9b, 9c, 10, 11  
 TRANSPORTATION COMMENT 6

# PARKING LEVEL 7 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- MECHANICAL
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213



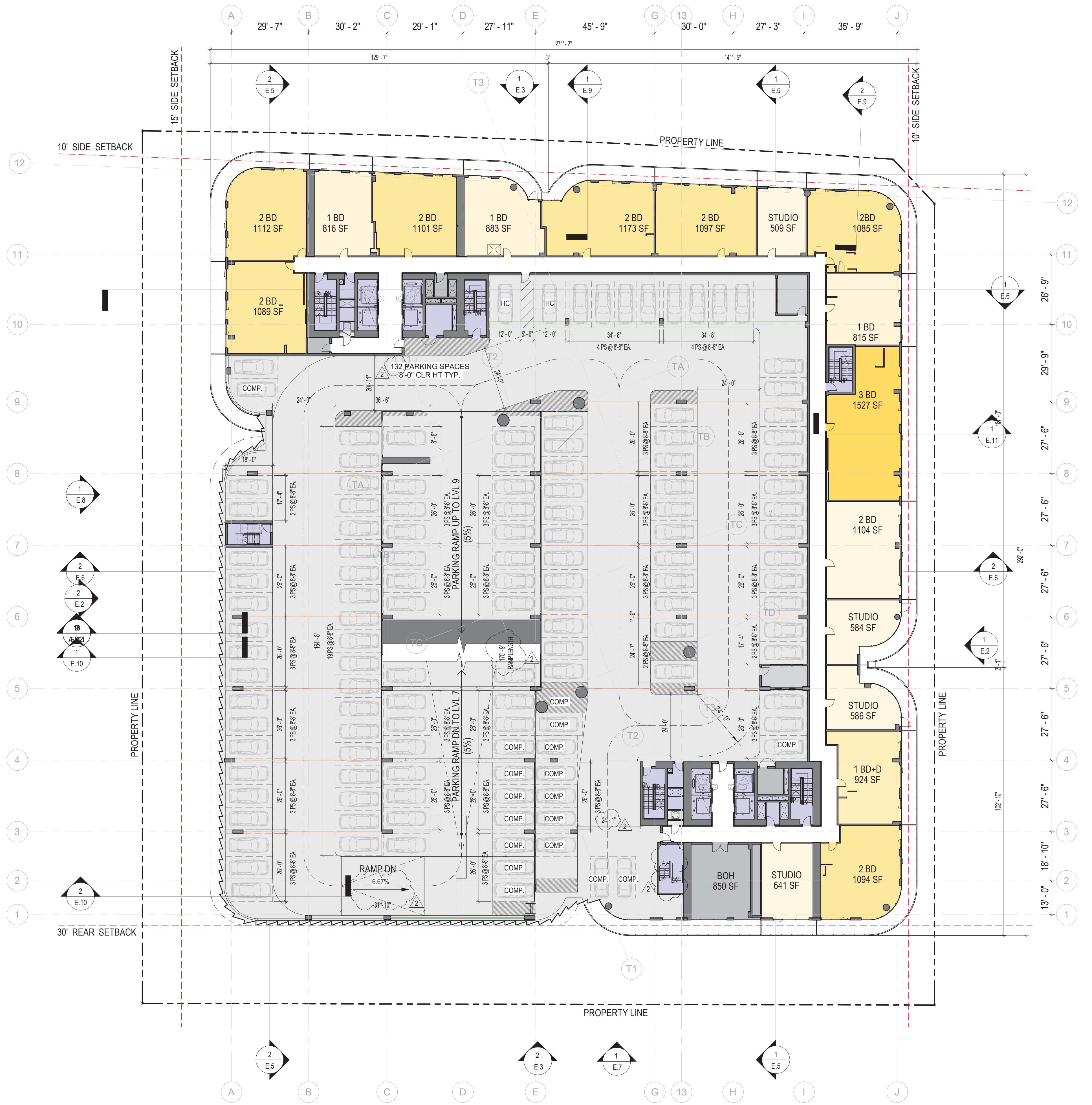
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 REV. 1: 02/18/22  
 REV. 2: 05/27/22

## D.10

# PARKING LEVEL 8 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- MECHANICAL
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
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Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213



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 Date: 2022.05.27 18:58:27-04'00'

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 REV. 1: 02/18/22  
 REV. 2: 05/27/22

## D.11

# PARKING LEVEL 9 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BOH
- MECHANICAL
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed by Elvira C Freire-Santamaria  
 Date: 2022.05.27 18:58:44-04'00'  
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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

## D.12

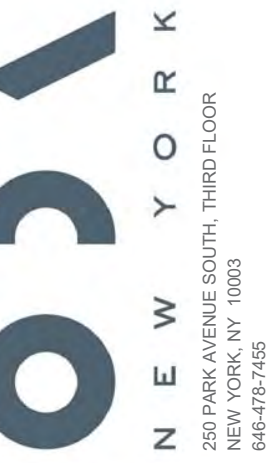
UDP COMMENT 12.1, 14, 18  
 ENGINEERING COMMENT 6c, 9a, 9b, 9c, 10, 11  
 TRANSPORTATION COMMENT 6

# PARKING LEVEL 10 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- MECHANICAL
- PARKING
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
300 West Broward Blvd  
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Elvira Freire-Santamaria, R.A. LIC#: 95213



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Date: 2022.05.27 18:59:01-04'00'

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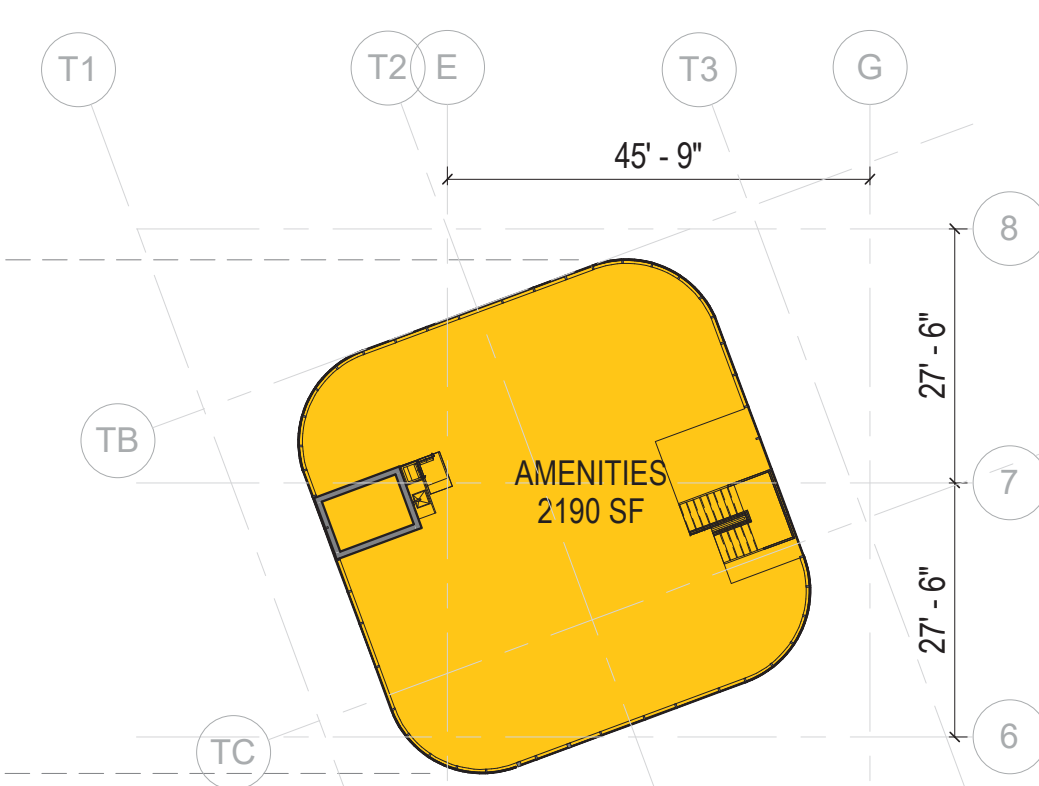
DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22

**D.13**

UDP COMMENT 12.1, 14, 18  
ENGINEERING COMMENT 6c, 9a, 9b, 9c, 10, 11  
TRANSPORTATION COMMENT 6

# AMENITY LEVEL 11 FLOOR PLAN

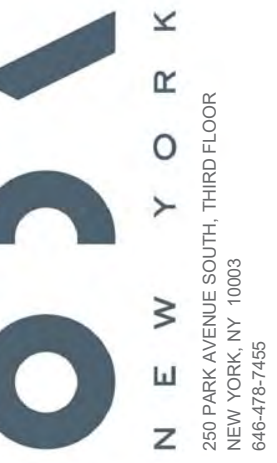
- 1 BD
- 2 BD
- AMENITIES
- BALCONY
- BOH
- COMMON SPACE
- COVERED OUTDOOR DECK
- OUTDOOR DECK
- SERVICE
- VERTICAL PENET



AMENITY LEVEL 12 FLOOR PLAN

1 AMENITY LEVEL 11 FLOOR PLAN  
D.14 SCALE: 3/8" = 1'-0"

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Date: 2022.05.27 18:59:21-04'00'

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## D.14

# RESIDENTIAL LEVEL 12-25 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 2 BD+D
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
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Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed by Elvira C. Freire-Santamaria  
Date: 2022.05.27 18:59:38-04'00'

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REV. 2: 05/27/22

**D.15**

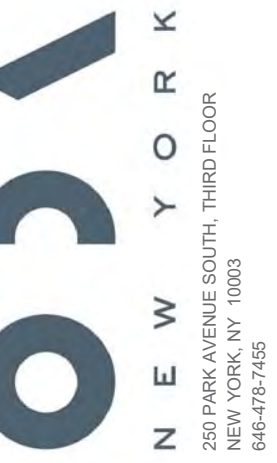
UDP COMMENT 14

# RESIDENTIAL LEVEL 26-33 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 2 BD+D
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



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 Elvira Freire-Santamaria, R.A. LIC#: 95213



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 Date: 2022.05.27 18:59:53-04'00'

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 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**D.16**

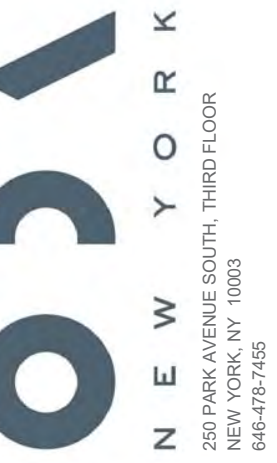


# RESIDENTIAL LEVEL 34 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 2 BD+D
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
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 Elvira Freire-Santamaria, R.A. LIC#: 95213



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 Date: 2022.05.27 19:00:09-04'00'

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 REV. 1: 02/18/22  
 REV. 2: 05/27/22

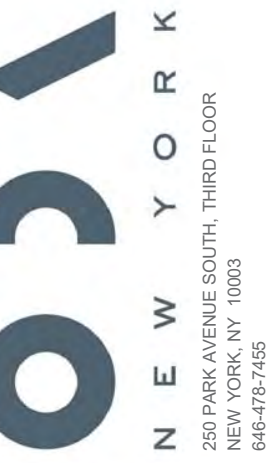
**D.17**

# RESIDENTIAL LEVEL 35 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 2 BD+D
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
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Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213

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 Date: 2022.05.27 19:00:24-04'00'

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 REV. 2: 05/27/22

**D.18**

UDP COMMENT 14

# RESIDENTIAL LEVEL 36 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 2 BD+D
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- SERVICE
- STUDIO
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



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 Elvira Freire-Santamaria, R.A. LIC#: 95213



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 Date: 2022.05.27 19:00:39-04'00'

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**D.19**

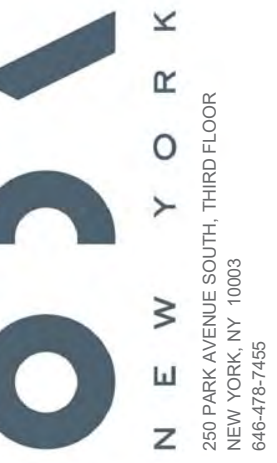
UDP COMMENT 14

# RESIDENTIAL LEVEL 37 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- SERVICE
- VERTICAL PENET

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 REV. 1: 02/18/22  
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**D.20**

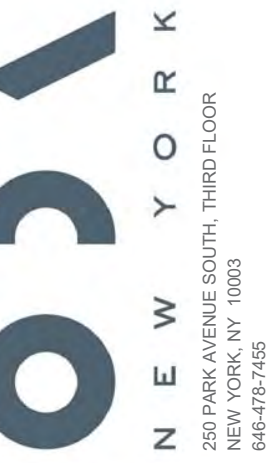
UDP COMMENT 14

# RESIDENTIAL LEVEL 38-46 FLOOR PLAN



- 1 BD
- 1 BD+D
- 2 BD
- 2 BD+D
- 3 BD
- BALCONY
- BOH
- COMMON SPACE
- SERVICE
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213



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 Date: 2022.05.27 19:01:11-04'00'

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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**D.21**

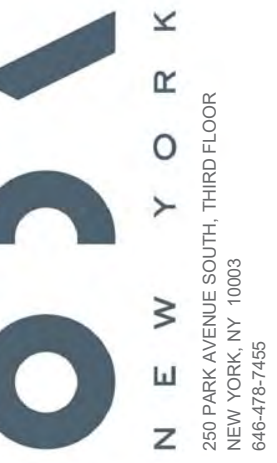
UDP COMMENT 14

# RESIDENTIAL LEVEL 47 FLOOR PLAN



- 2 BD
- 2 BD+D
- 3 BD
- 3 BD+
- BALCONY
- BOH
- COMMON SPACE
- PH
- SERVICE
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed by Elvira C Freire Santamaria  
 Date: 2022.05.27 19:01:27-04'00'

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DRC APPLICATION  
 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**D.22**

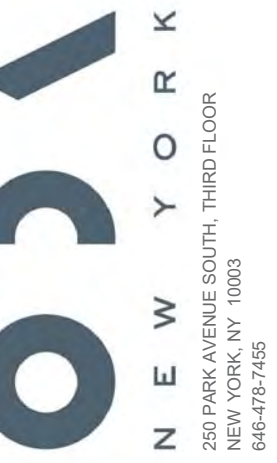
UDP COMMENT 14

# RESIDENTIAL LEVEL 48 FLOOR PLAN



- 2 BD
- 3 BD
- BOH
- COMMON SPACE
- PH
- SERVICE
- VERTICAL PENET

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



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 Elvira Freire-Santamaria, R.A. LIC#: 95213



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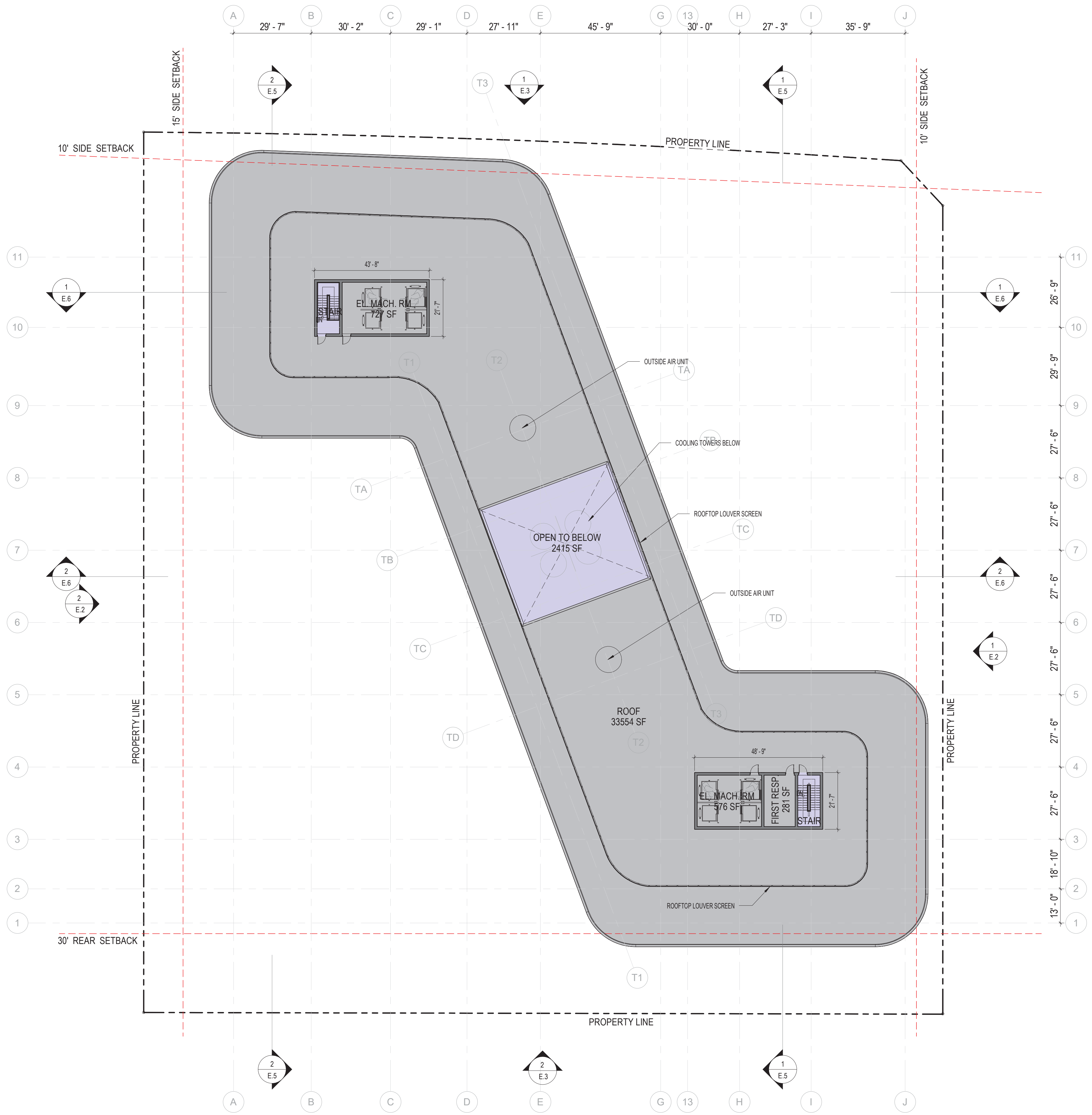
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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**D.23**

UDP COMMENT 14

# ROOF LEVEL FLOOR PLAN

- SERVICE
- VERTICAL PENET



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 Fort Lauderdale, Florida



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 Elvira Freire-Santamaria, R.A. LIC#: 95213



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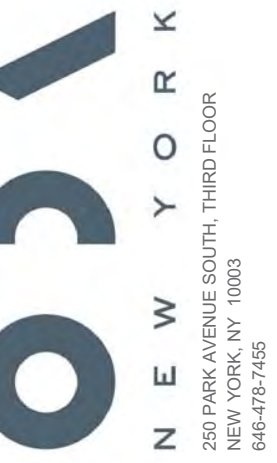
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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

## D.24



# EAST/WEST ELEVATIONS

**300 W BROWARD**  
 300 West Broward Blvd  
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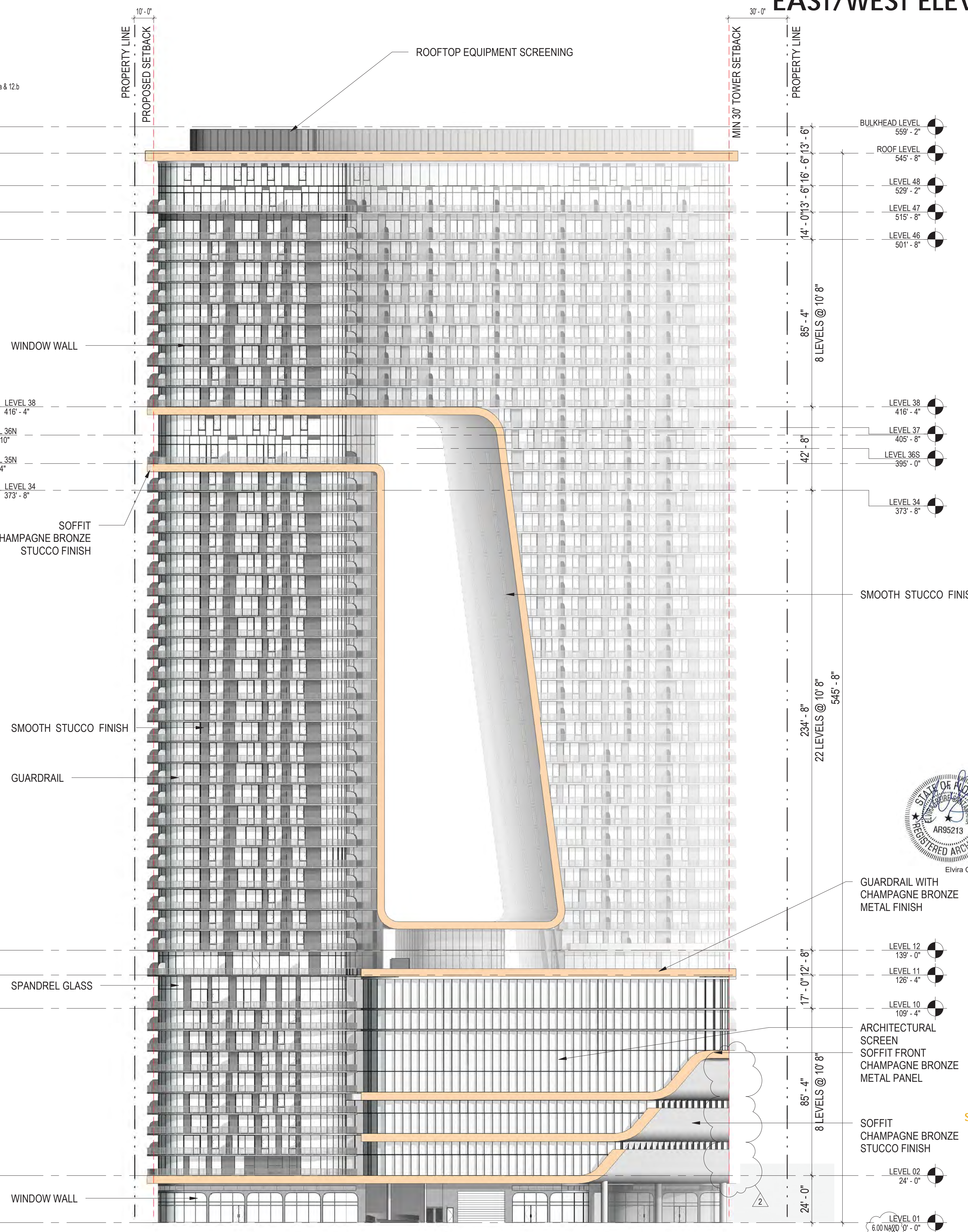
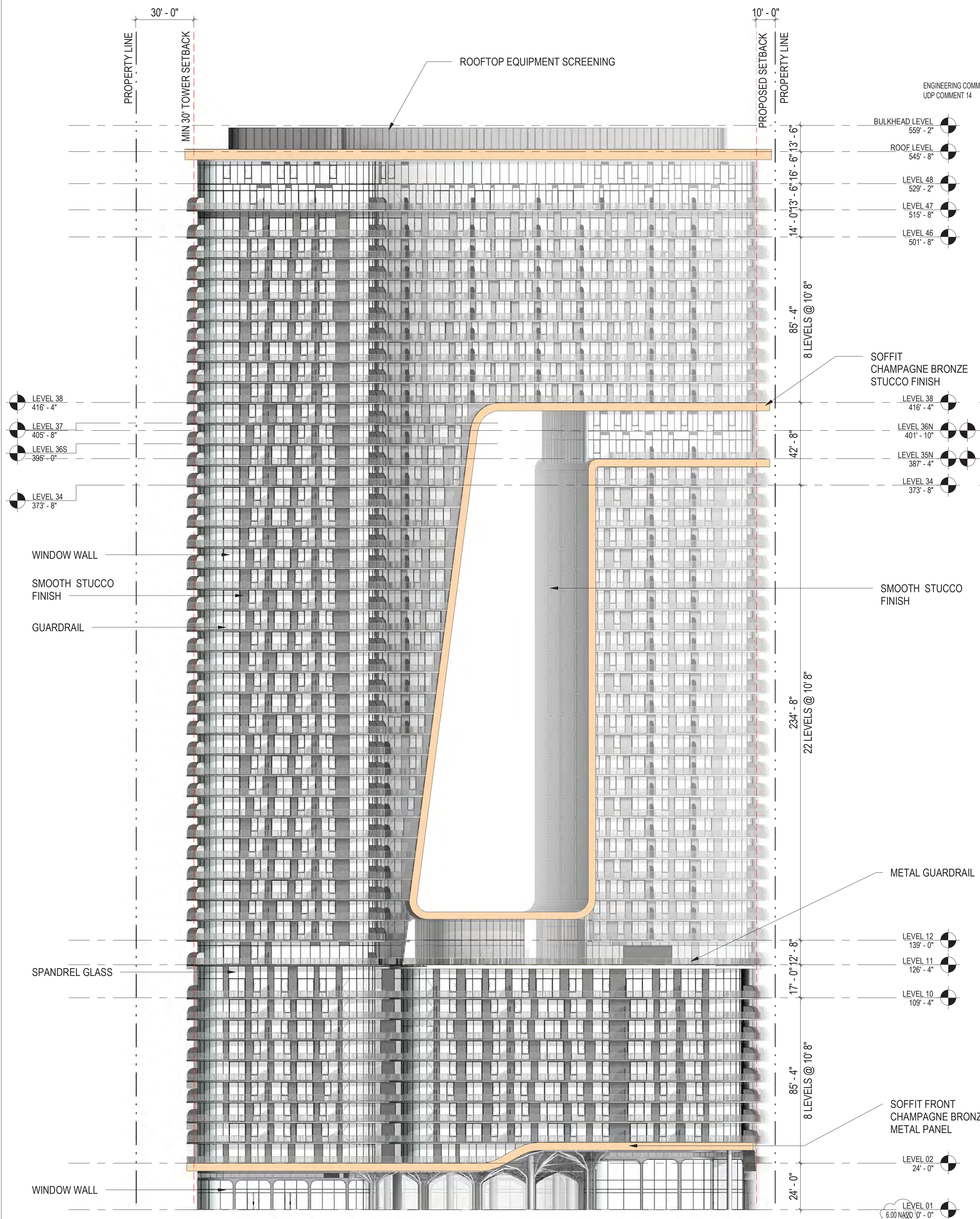
Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213

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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**E.2**

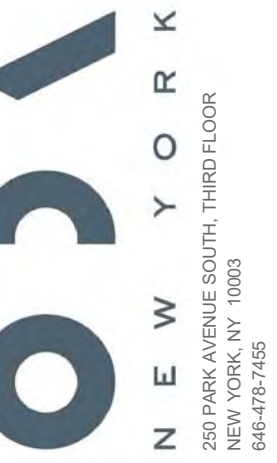


**1 EAST ELEVATION**  
 E.2 SCALE: 1/32" = 1'-0"  
 PROJECT # 1775.00

**2 WEST ELEVATION**  
 E.2 SCALE: 1/32" = 1'-0"

# NORTH/SOUTH ELEVATIONS

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213

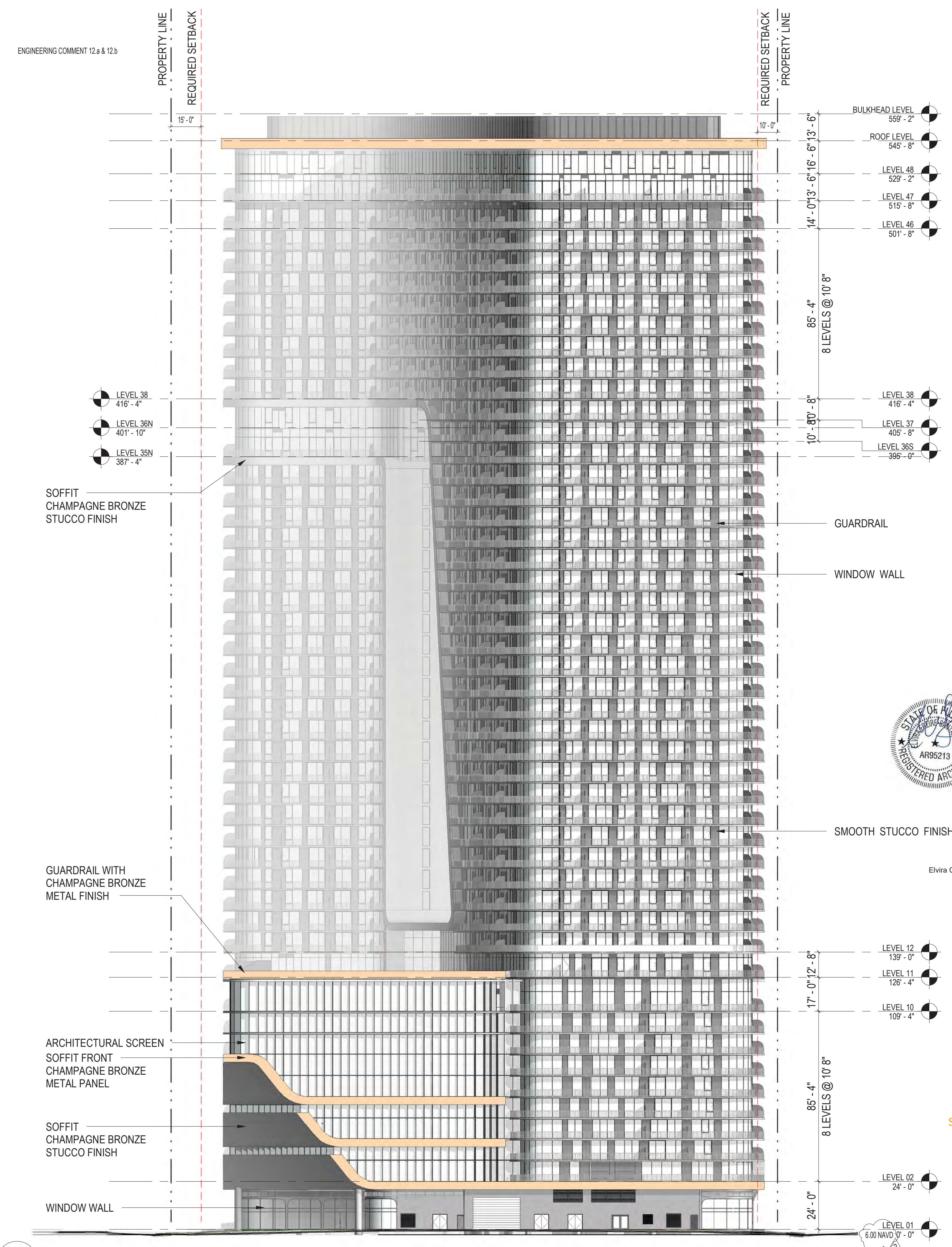
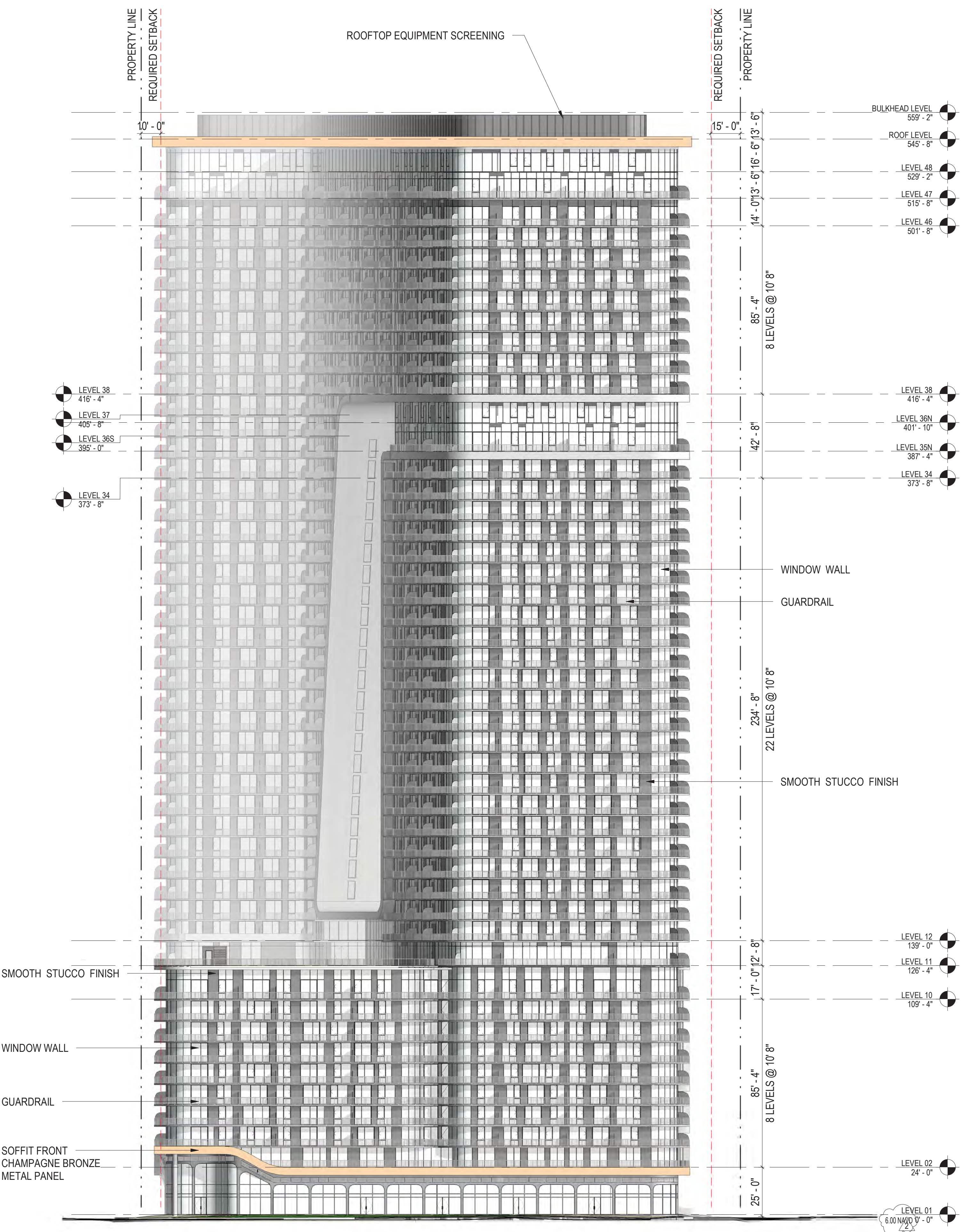


Digitally signed by Elvira C Freire-Santamaria  
 Date: 2022.05.27 19:03:01-04'00'

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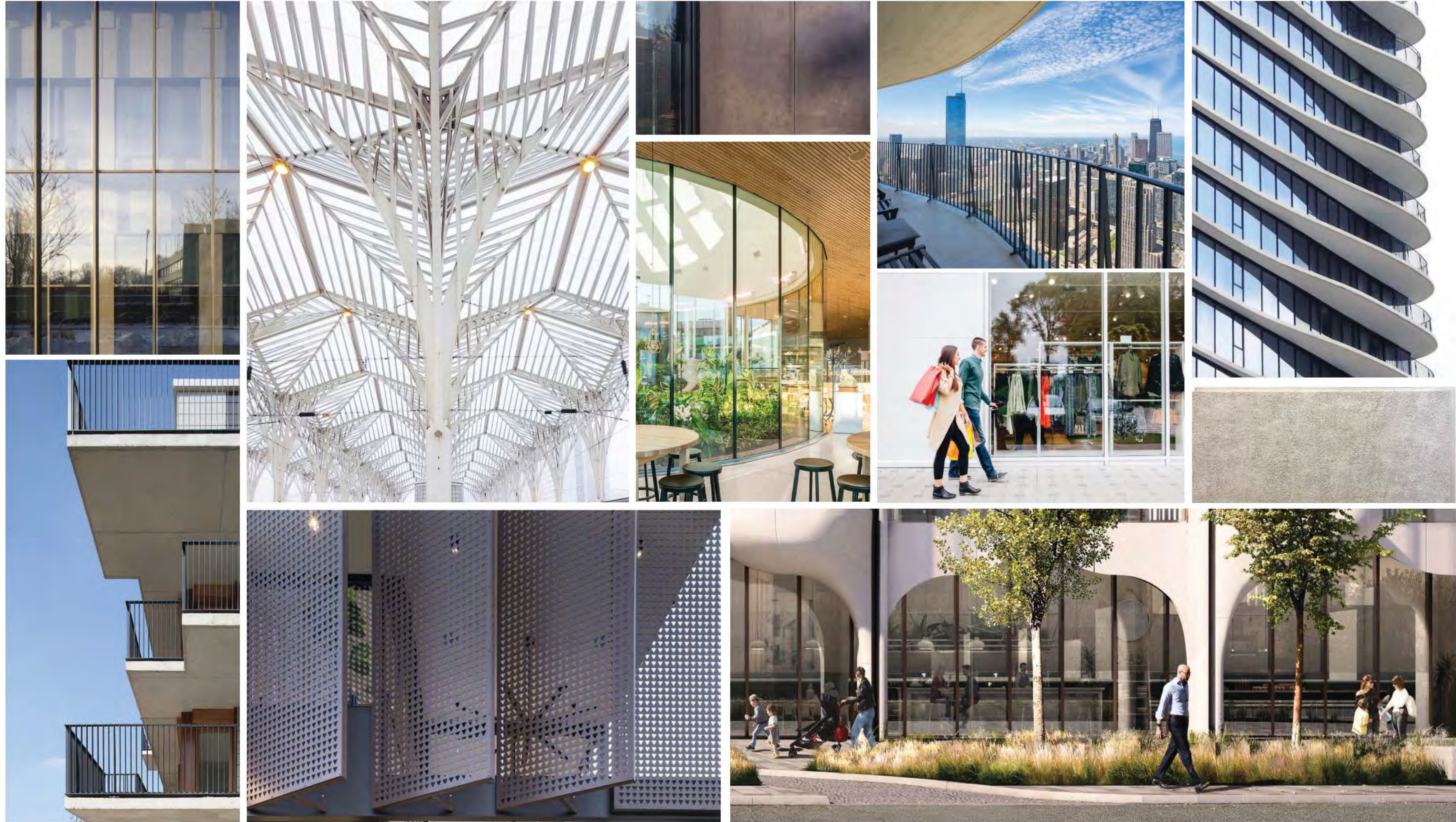
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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**E.3**

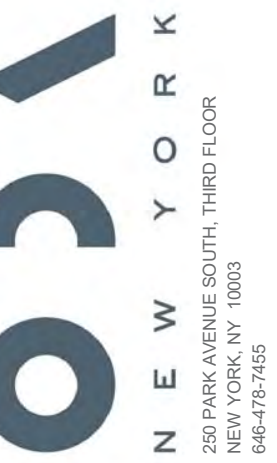


ENGINEERING COMMENT 12.a & 12.b

MATERIALS



**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC #: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC #: 95213



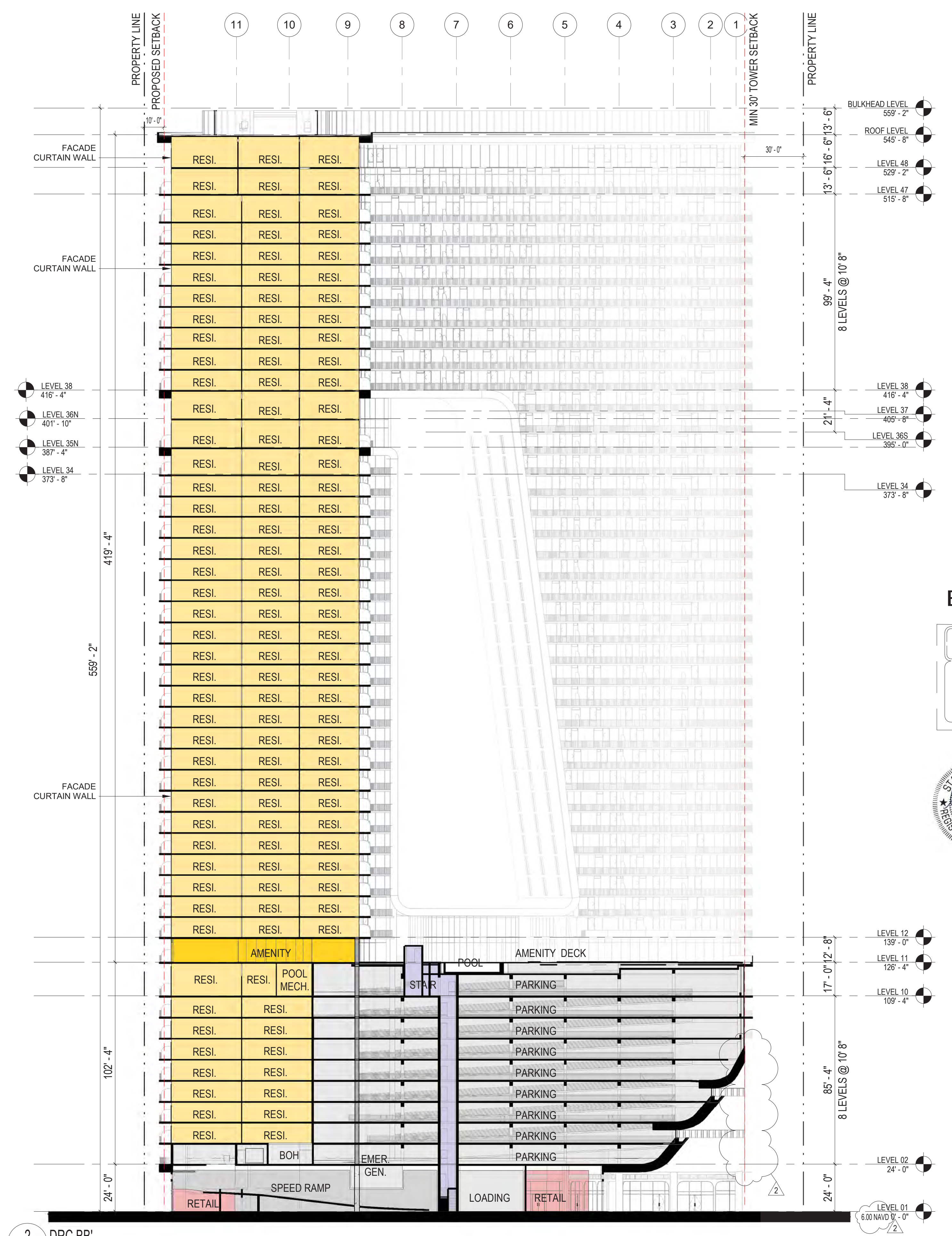
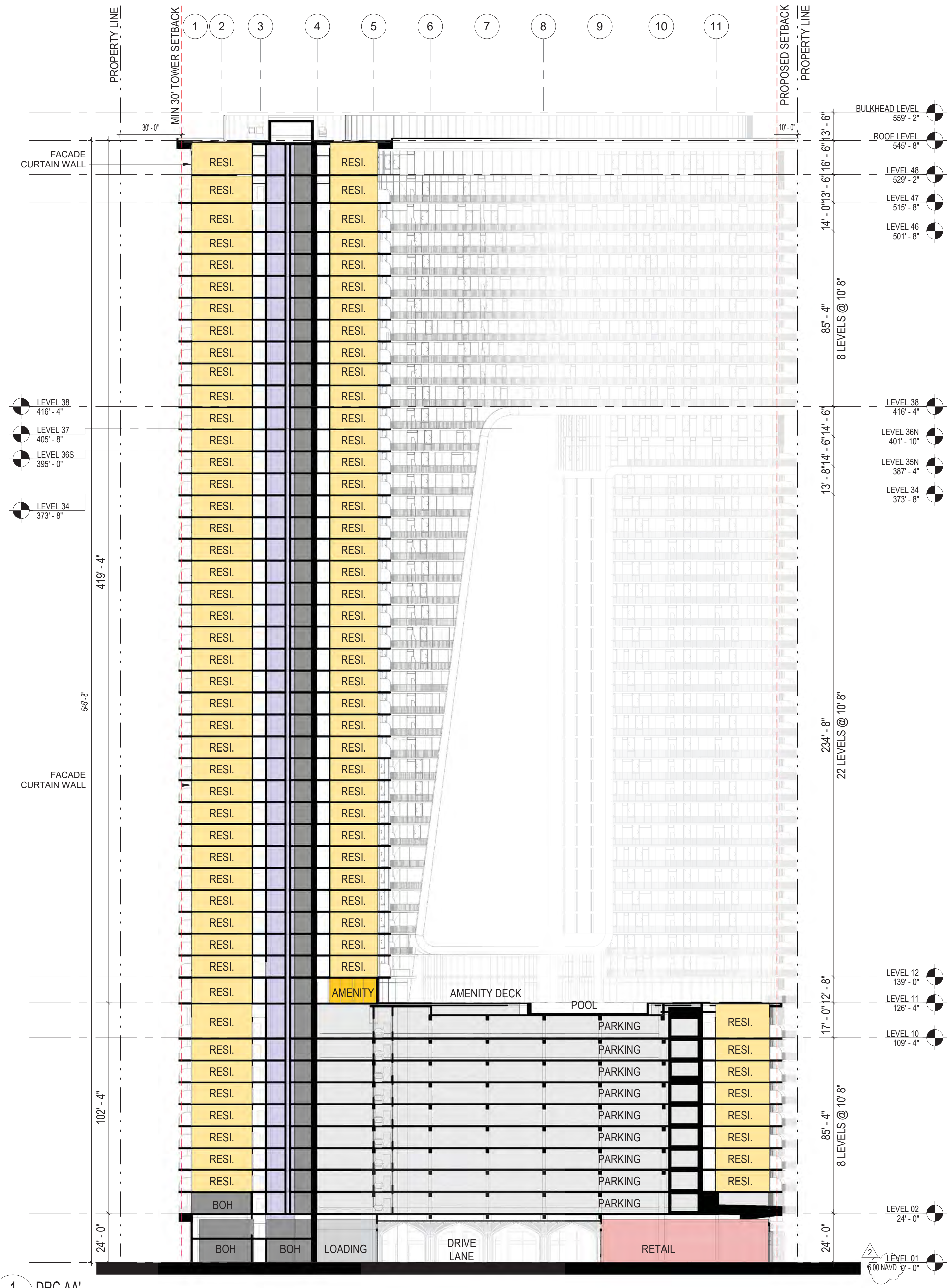
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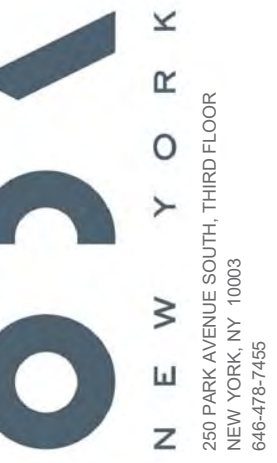
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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**E.4**

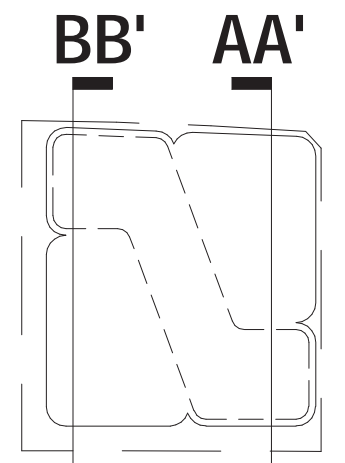
# NORTH-SOUTH BUILDING SECTIONS



**300 W BROWARD**  
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Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed by Elvira C Freire Santamaria  
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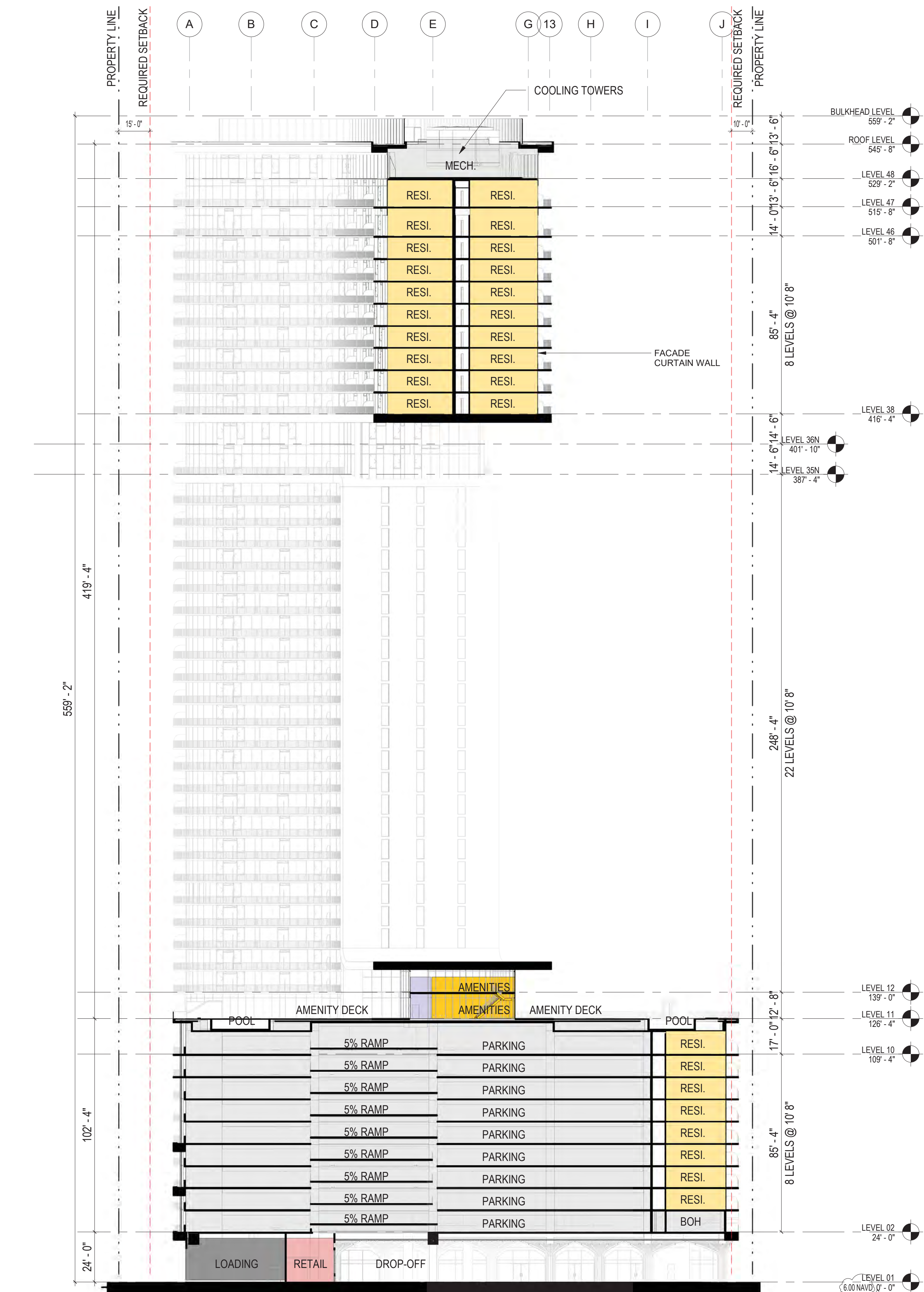
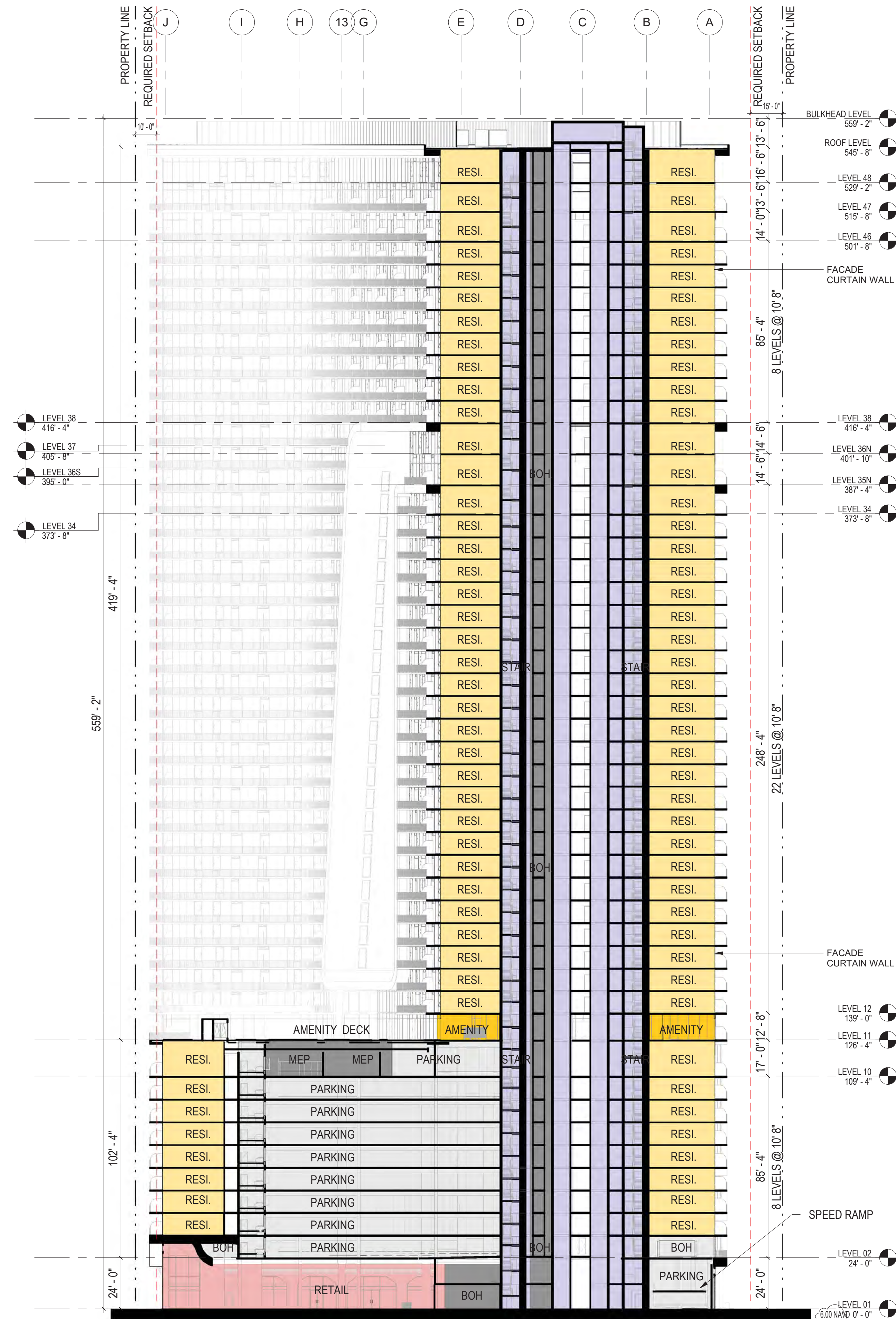
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DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22

**E.5**

ENGINEERING COMMENT 12a & 12b

# EAST-WEST BUILDING SECTIONS

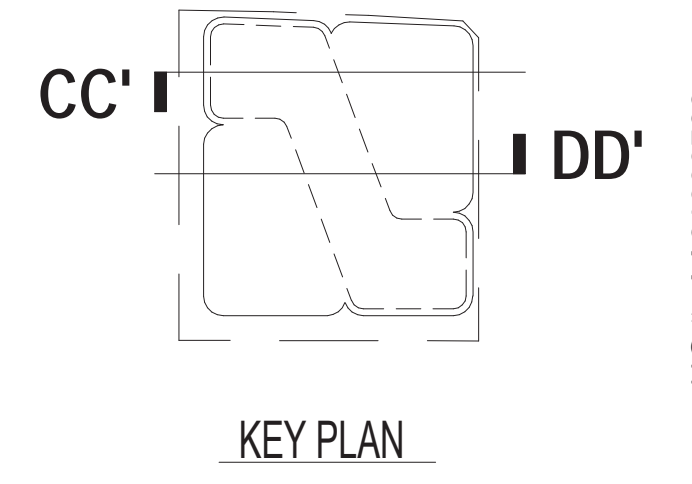
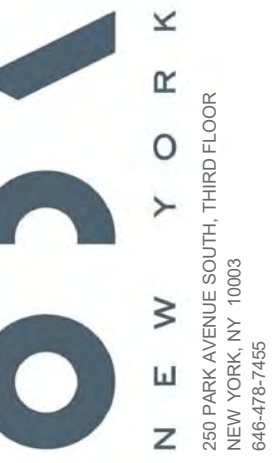


1 DRC CC  
E6 SCALE: 1/32" = 1'-0"

2 DRC DD  
E6 SCALE: 1/32" = 1'-0"

PROJECT # 1775.00

**300 W BROWARD**  
300 West Broward Blvd  
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
Elvira Freire-Santamaria, R.A. LIC#: 95213

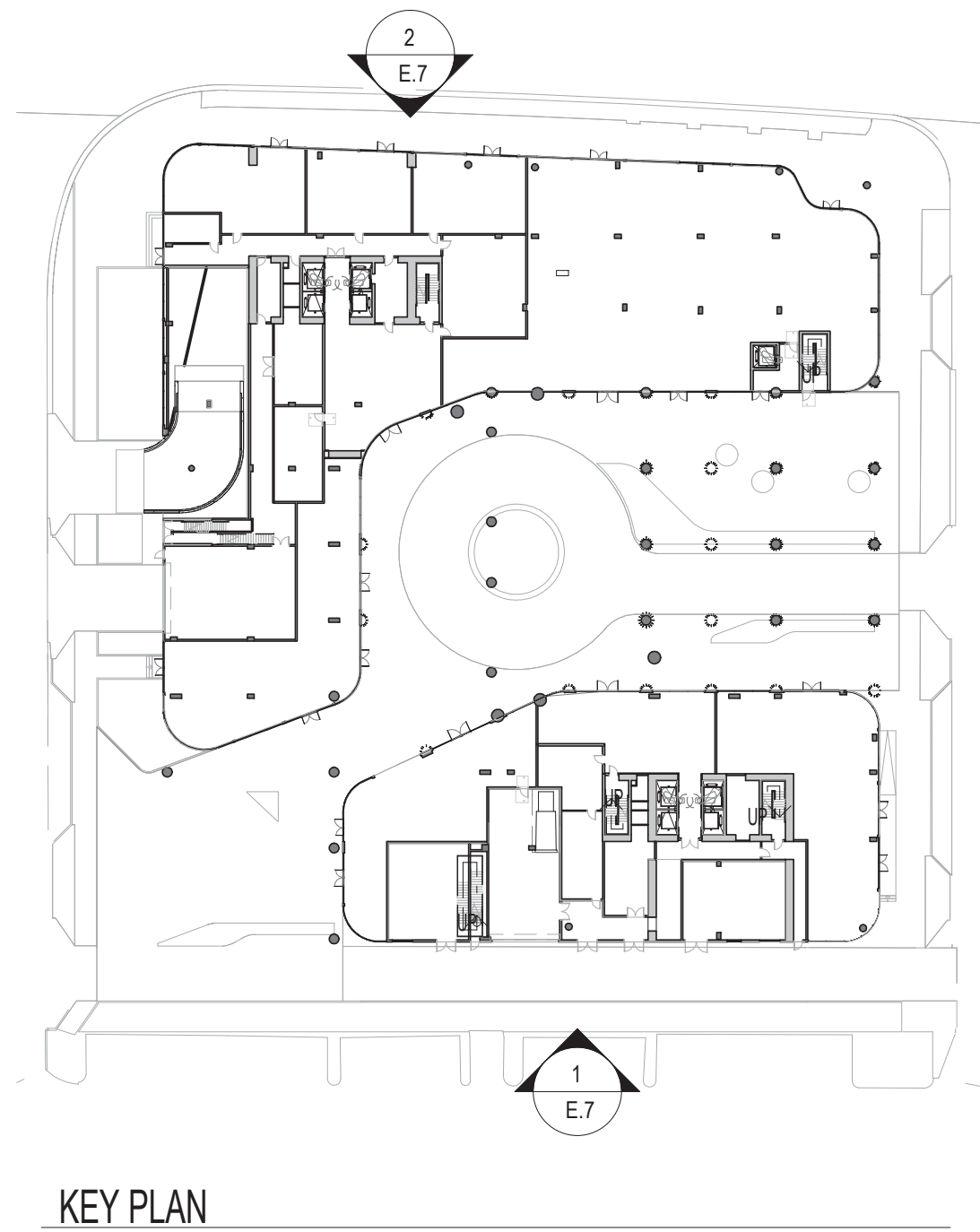
Digitally signed by Elvira C. Freire-Santamaria  
Date: 2022.05.27 19:03:45-04'00'

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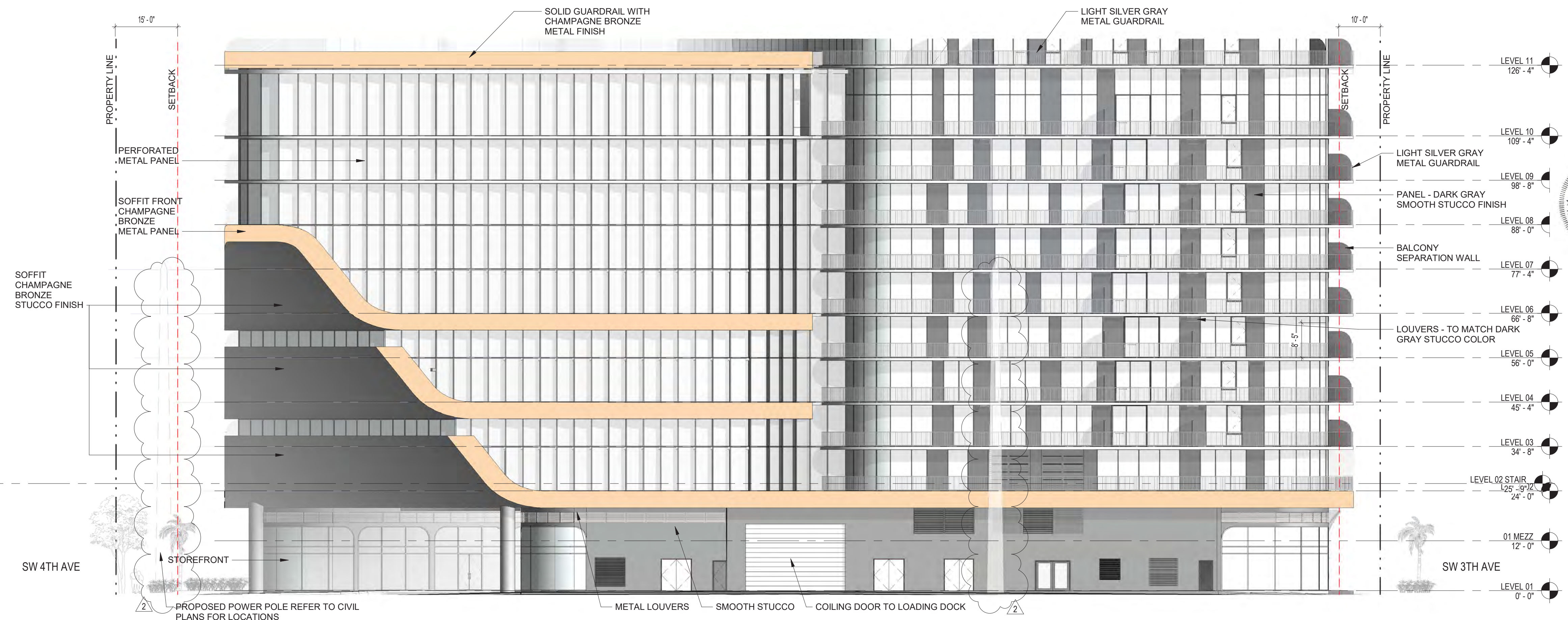
DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22

**E.6**

# ENLARGED NORTH/SOUTH ELEVATIONS

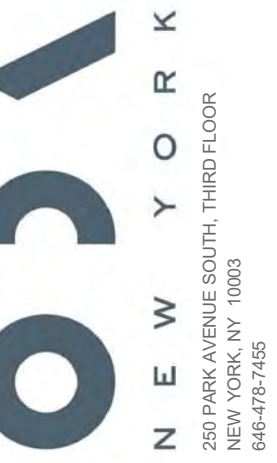


**2** ENLARGED ELEVATION - NORTH  
E.7 SCALE: 1/16" = 1'-0"



**1** ENLARGED ELEVATION - SOUTH  
E.7 SCALE: 1/16" = 1'-0"

**300 W BROWARD**  
300 West Broward Blvd  
Fort Lauderdale, Florida



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Digitally signed by Elvira C Freire-Santamaria  
Date: 2022.05.27 19:04:01-04'00'

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DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22

**E.7**

ENGINEERING COMMENT 12.a & 12.b

UDP COMMENT 11, 12c, 12e, 14, 16  
ENGINEERING COMMENT 12a, 12b

# ENLARGED EAST/WEST ELEVATIONS

**300 W BROWARD**  
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 Elvira Freire-Santamaria, R.A. LIC#: 95213

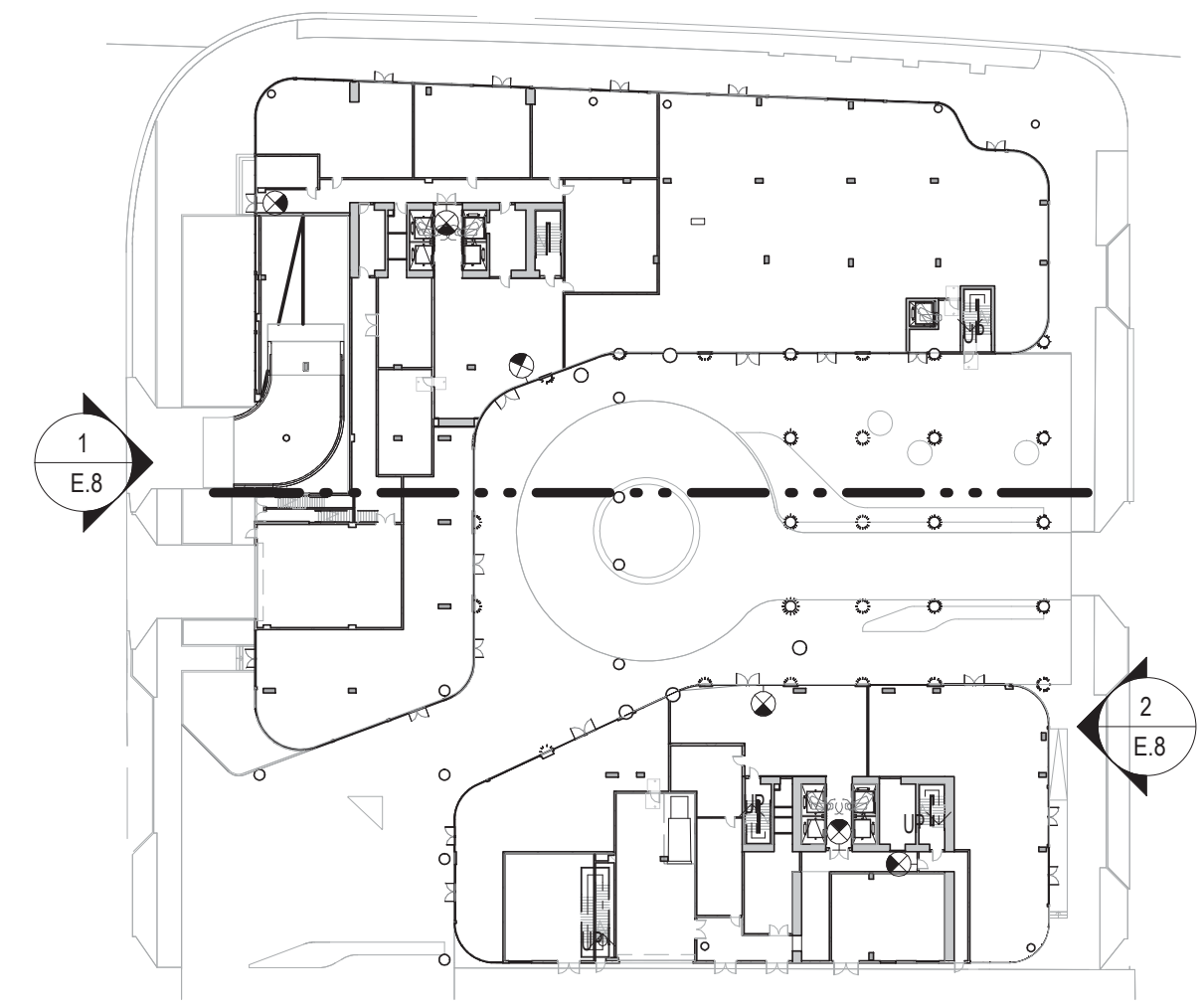
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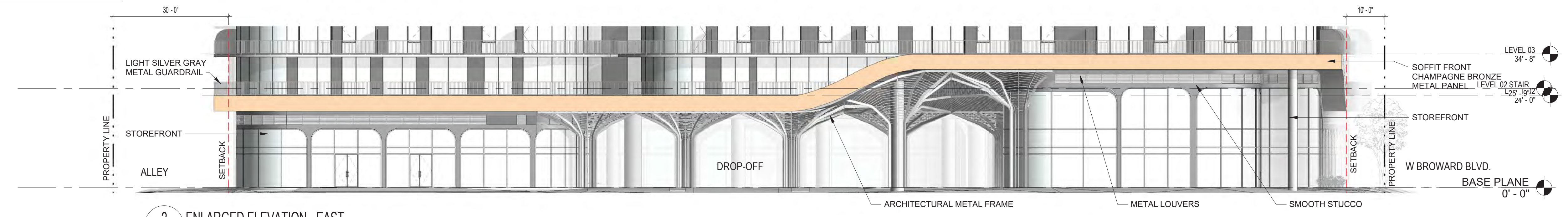
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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**E.8**

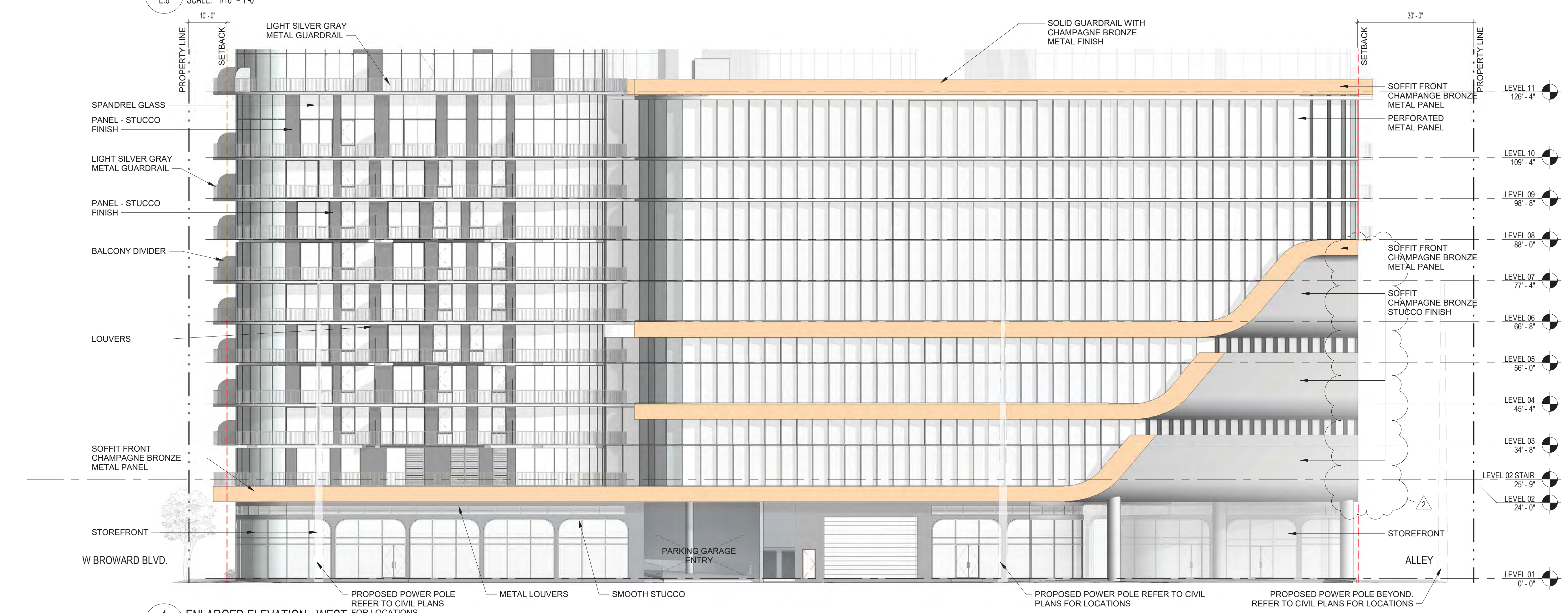
UDP COMMENT 11, 12c, 12e, 14, 16  
 ENGINEERING COMMENT 12a, 12b



KEY PLAN



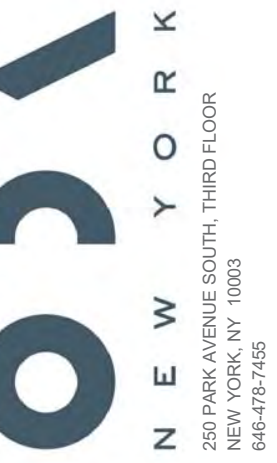
**2 ENLARGED ELEVATION - EAST**  
 SCALE: 1/16" = 1'-0"



**1 ENLARGED ELEVATION - WEST**  
 SCALE: 1/16" = 1'-0"

# ENLARGED STREET SECTIONS

**300 W BROWARD**  
300 West Broward Blvd  
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
Elvira Freire-Santamaria, R.A. LIC#: 95213

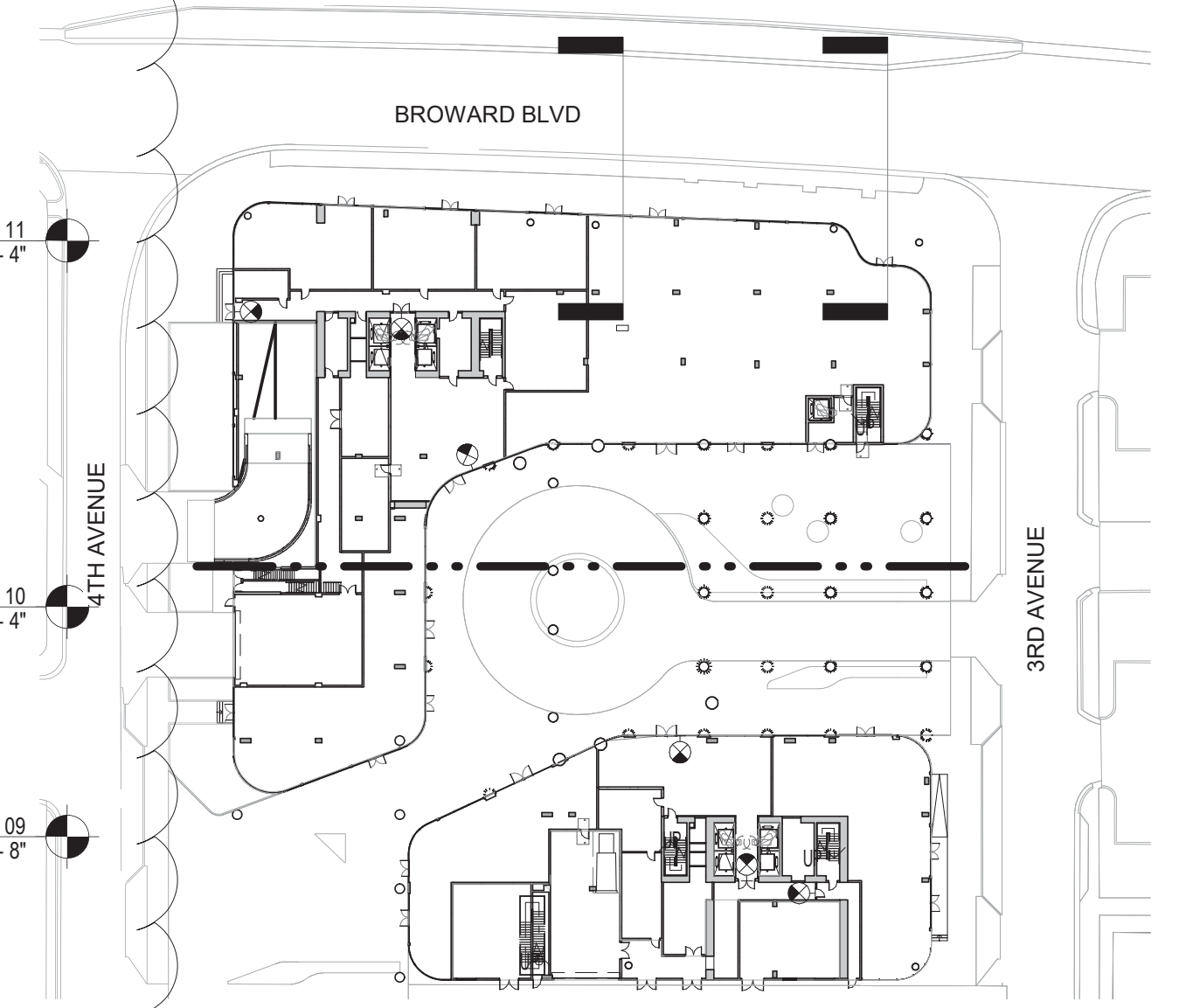
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Date: 2022.05.27 19:04:32-04'00'

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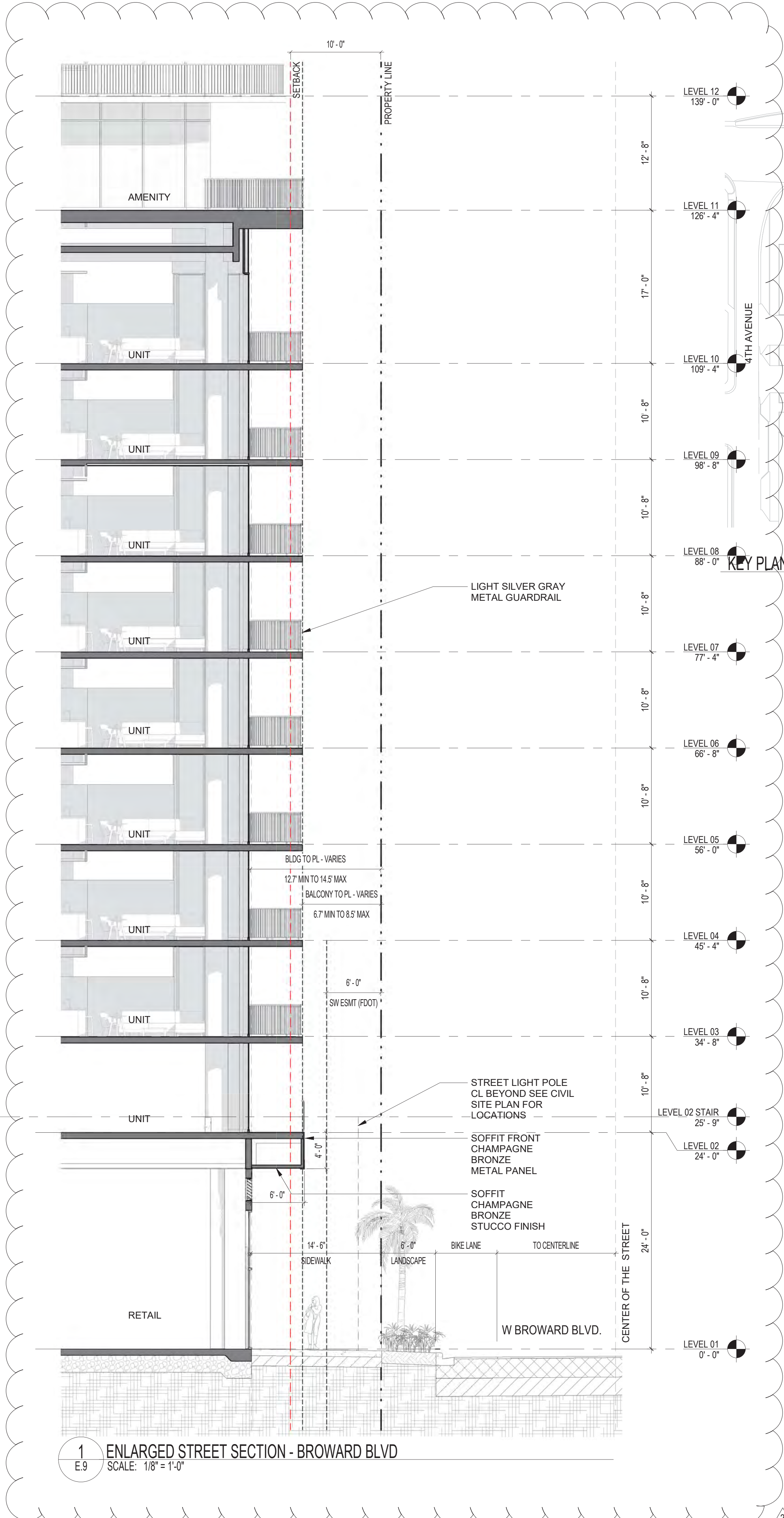
DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22

**E.9**

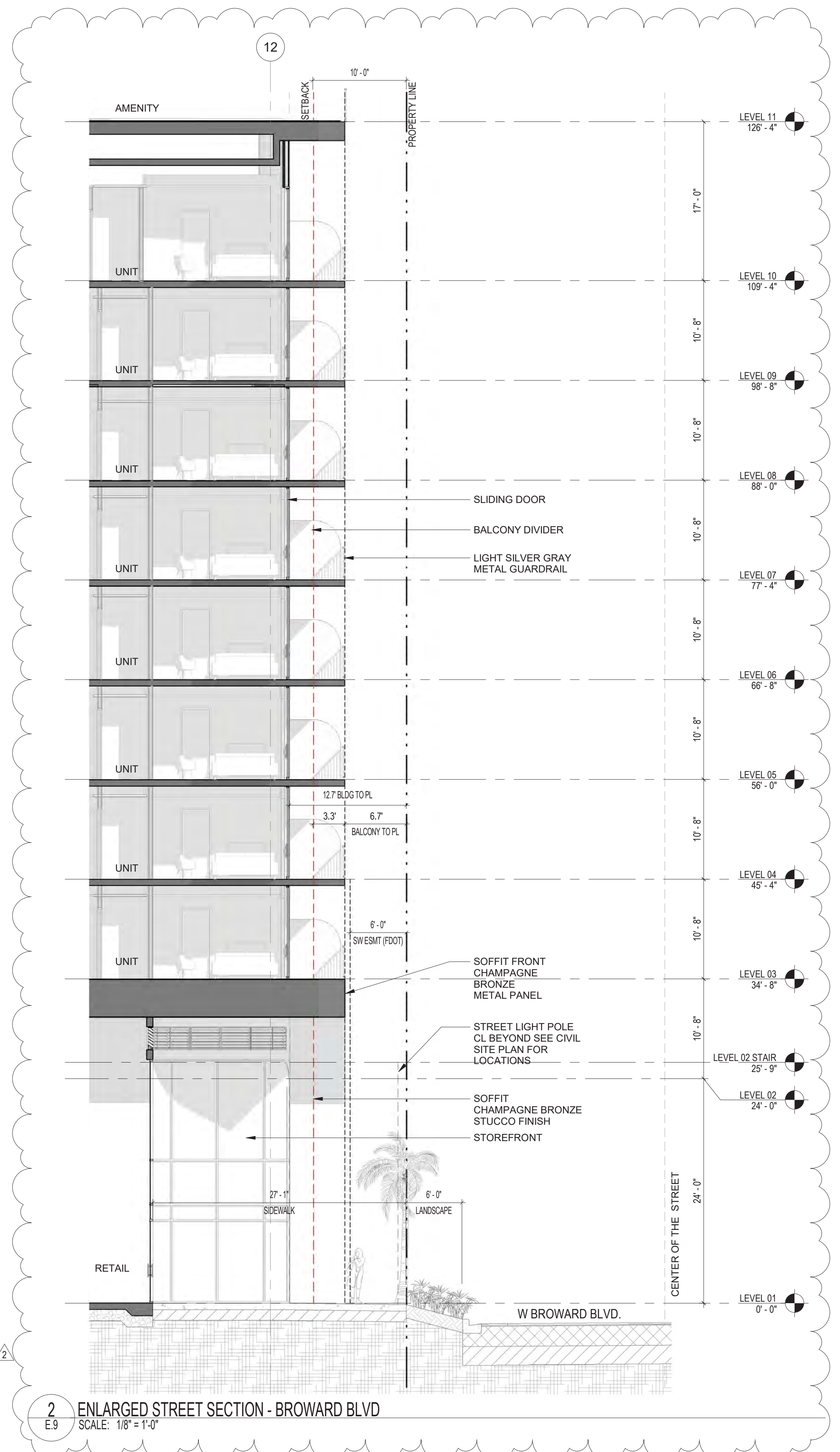
UDP COMMENT 11a, 11b, 11c, 11i, 12a, 12b  
ENGINEERING COMMENT 12a, 12b



KEY PLAN



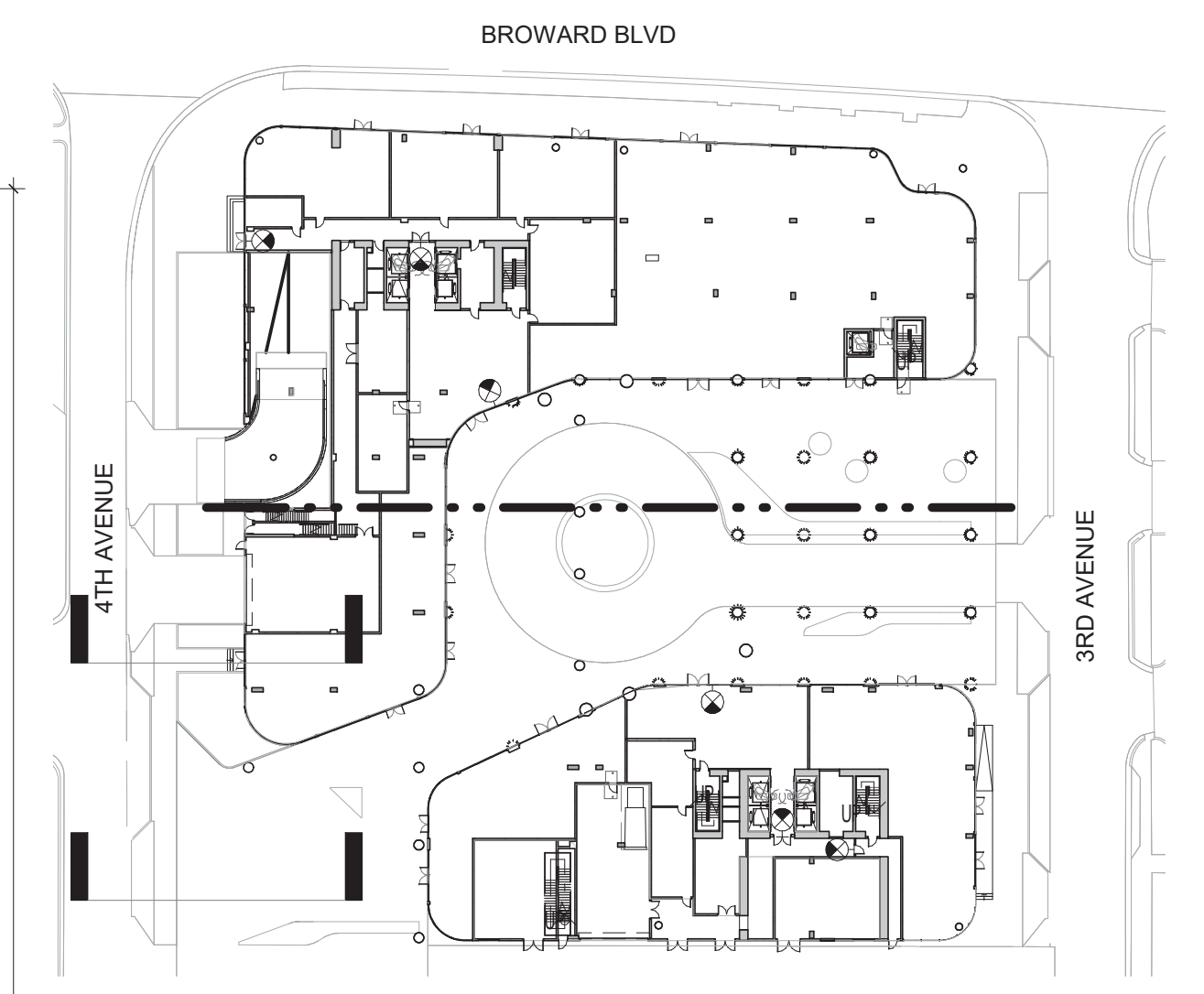
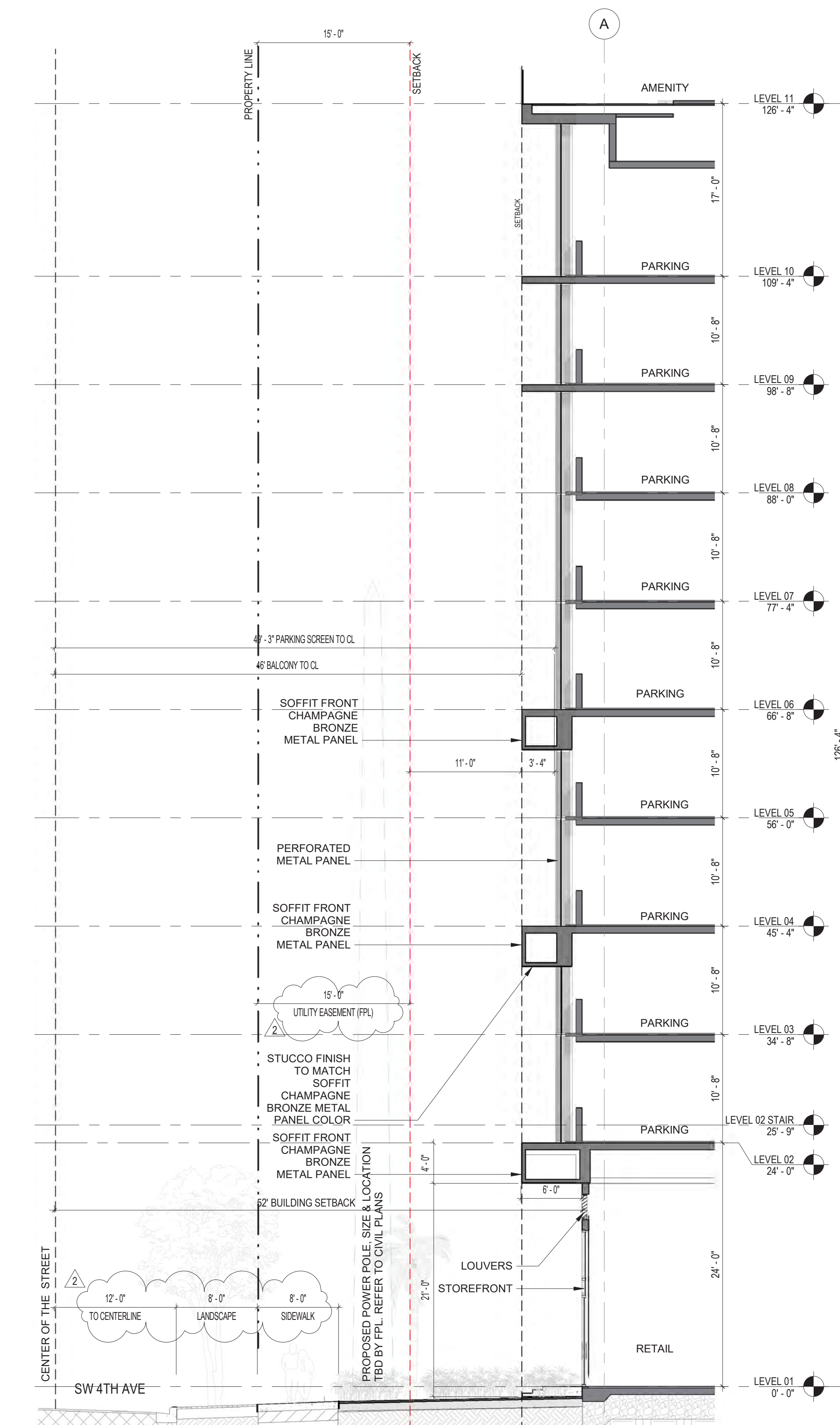
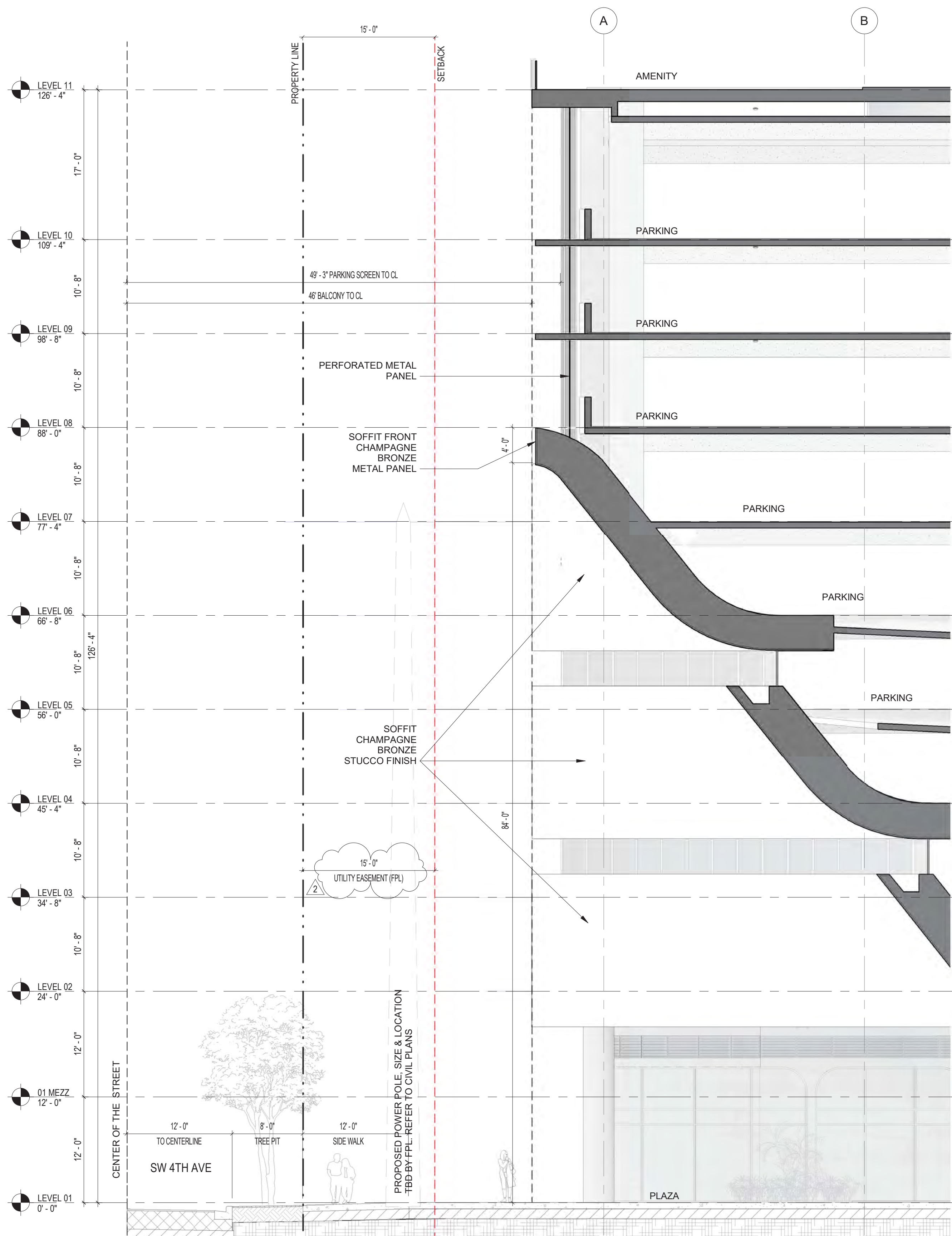
**1** ENLARGED STREET SECTION - BROWARD BLVD  
SCALE: 1/8" = 1'-0"



**2** ENLARGED STREET SECTION - BROWARD BLVD  
SCALE: 1/8" = 1'-0"



# ENLARGED STREET SECTIONS



KEY PLAN

**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed by Elvira C Freire Santamaria  
 Date: 2022.05.27 19:04:48-04'00'

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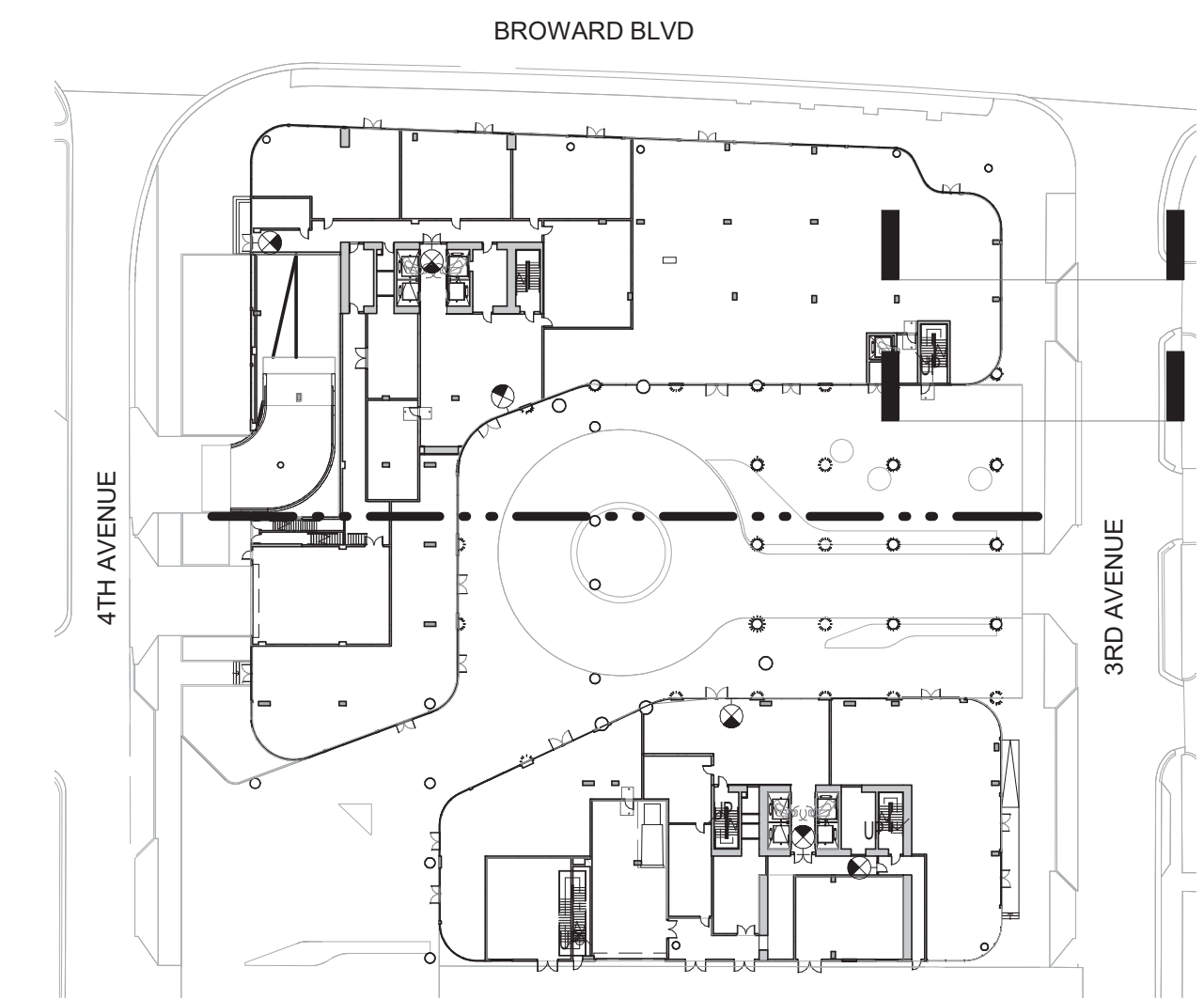
DRC APPLICATION  
 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22

**E.10**

PROJECT # 1775.00

UDP COMMENT 11c, 11i, 12c, 16  
 ENGINEERING COMMENT 12a, 12b

# ENLARGED STREET SECTIONS



KEY PLAN

**300 W BROWARD**  
300 West Broward Blvd  
Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
Elvira Freire-Santamaria, R.A. LIC#: 95213



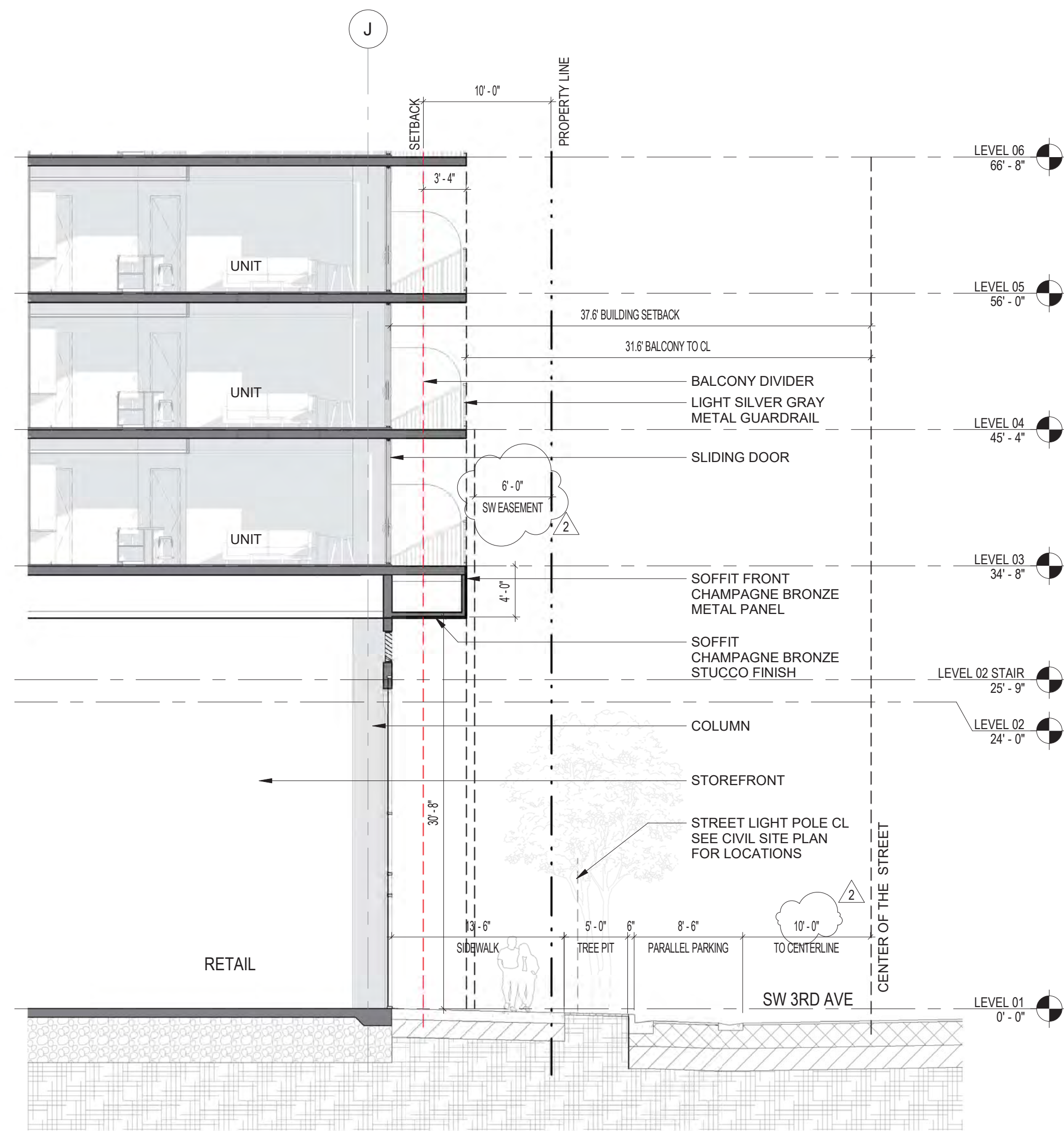
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Date: 2022.05.27 19:05:03-04'00'



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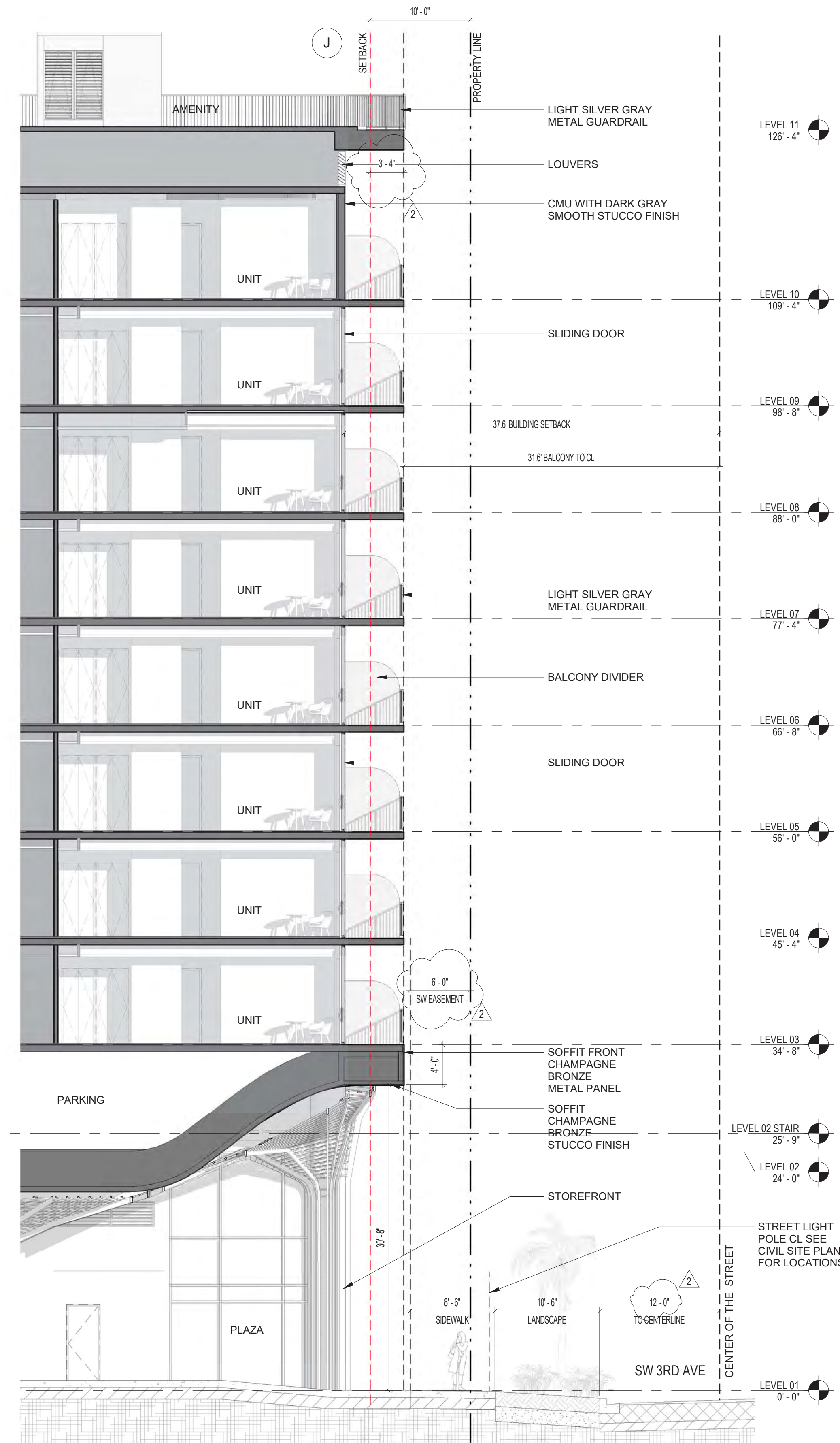
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SUBMITTAL: 11/11/21  
REV. 1: 05/24/22  
REV. 2: 05/27/22

**E.11**

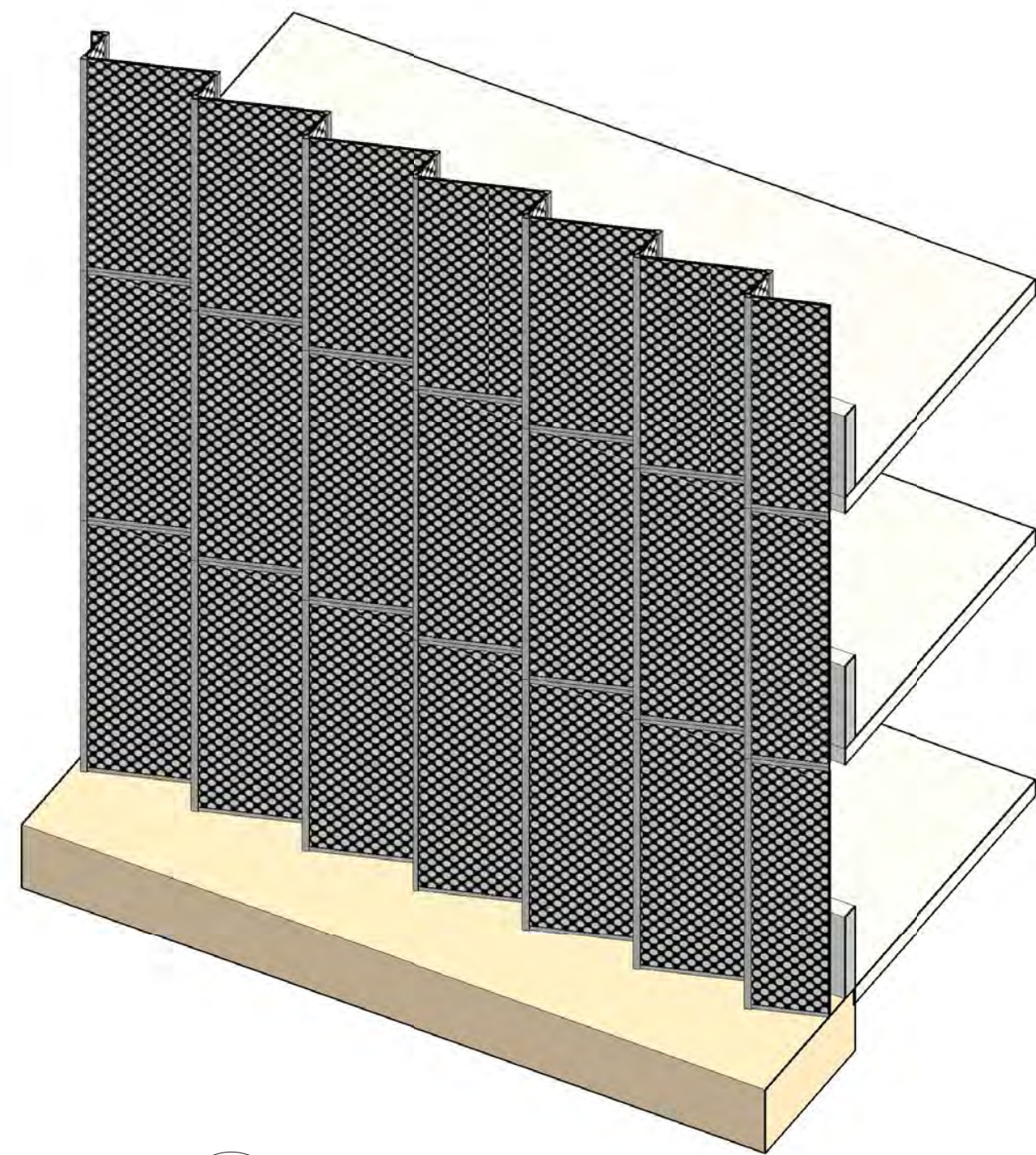


2 ENLARGED STREET SECTION - SW3RD AVE  
E.11 SCALE: 1/8" = 1'-0"

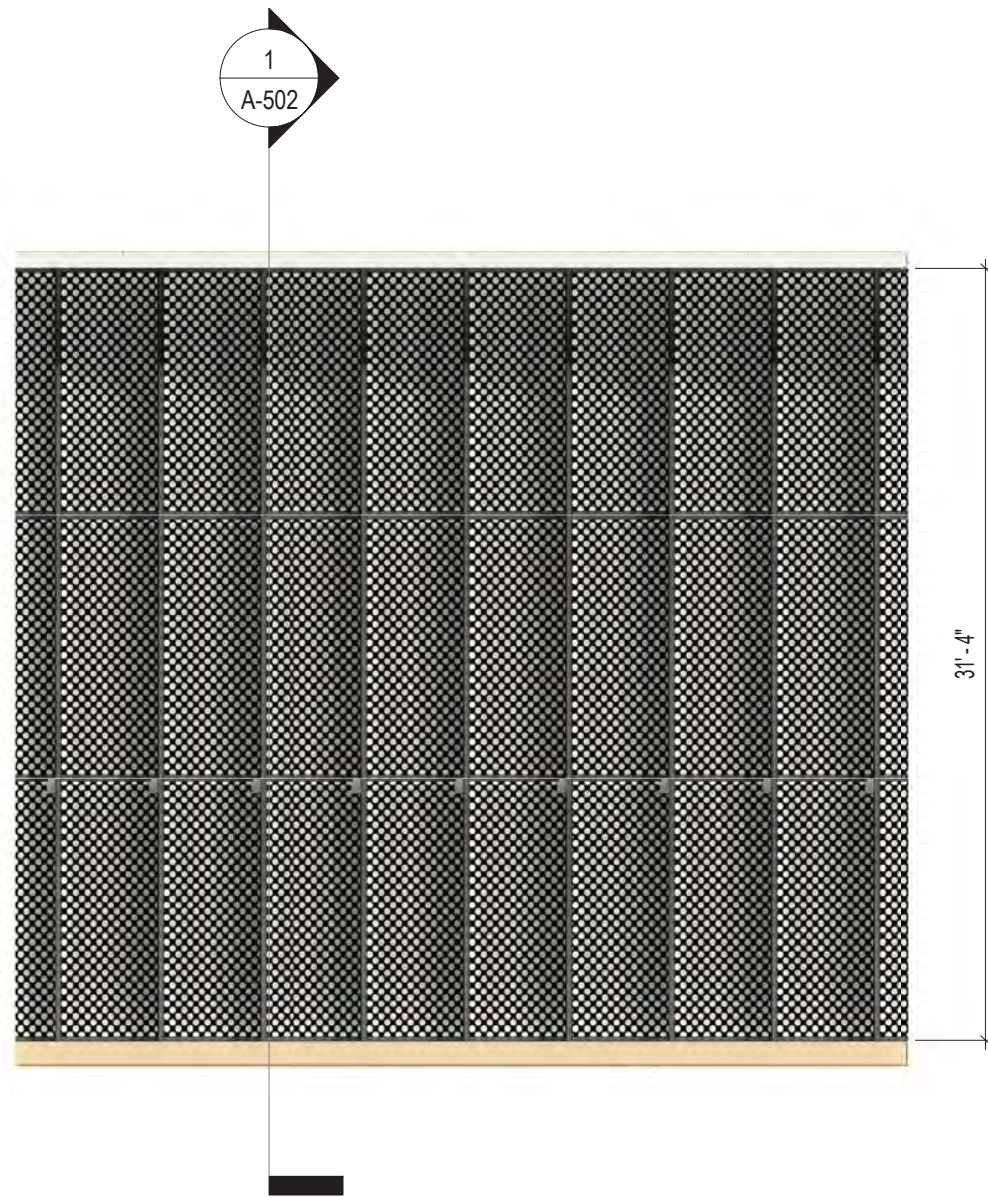
PROJECT # 1775.00



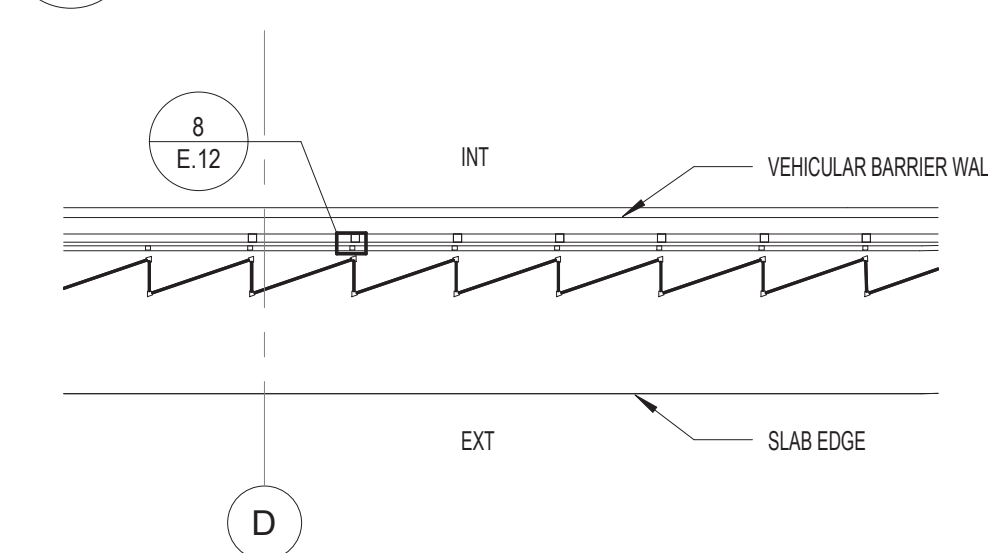
1 ENLARGED STREET SECTION - SW 3RD AVE  
E.11 SCALE: 1/8" = 1'-0"



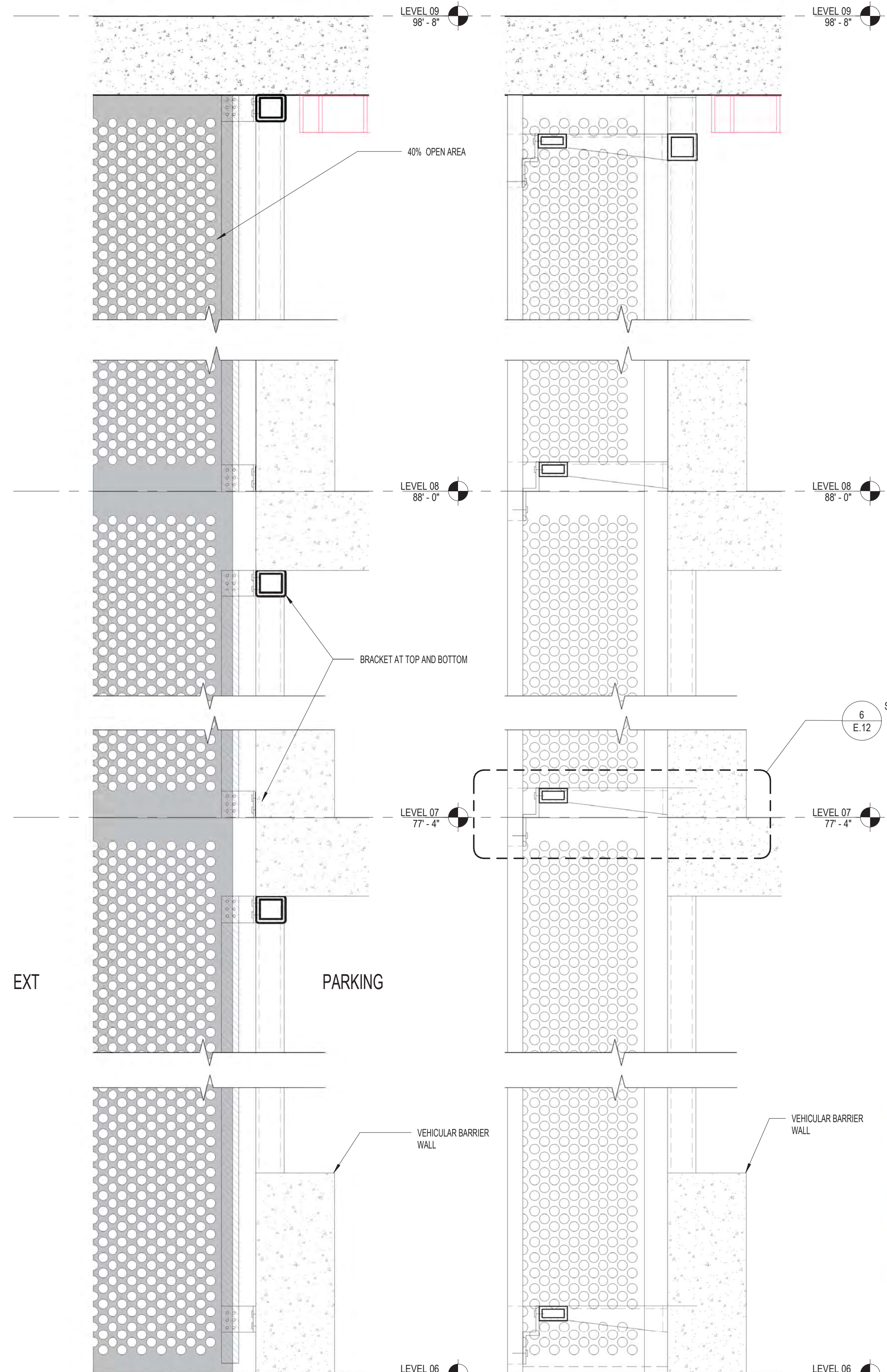
1 RAINSCREEN AXO  
E.12 SCALE:



2 ENLARGED ELEVATION  
E.12 SCALE: 1/8" = 1'-0"



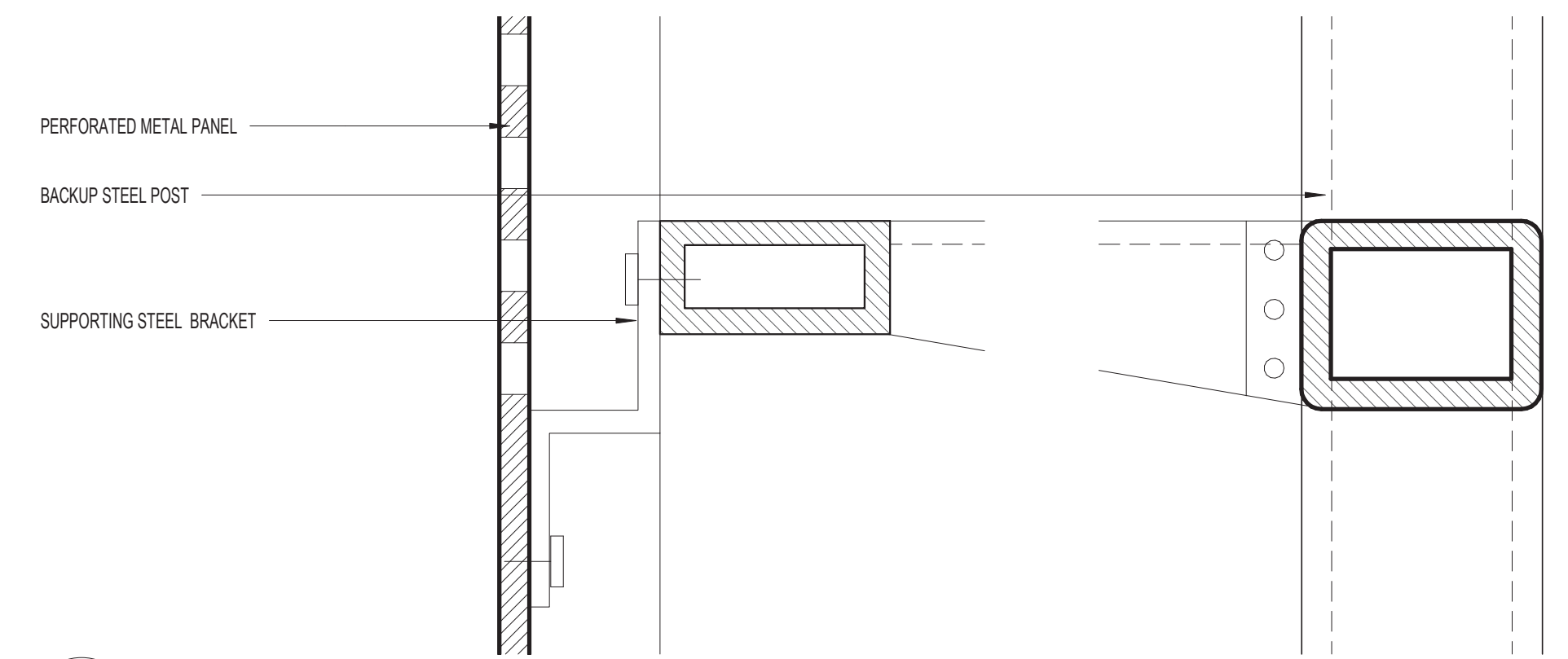
3 ENLARGED PARKING SCREEN  
E.12 SCALE: 1/8" = 1'-0"



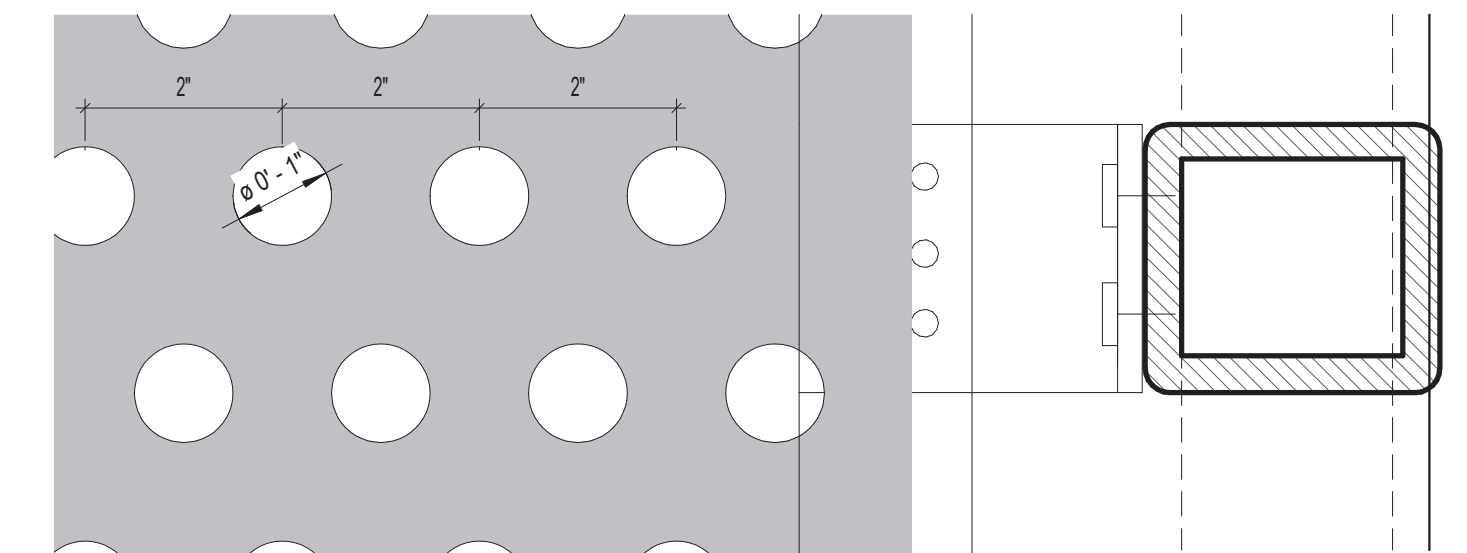
4 WALL SECTION THROUGH PARKING SCREEN  
E.12 SCALE: 1 1/2" = 1'-0"

5 WALL SECTION THROUGH WALL SCREEN  
E.12 SCALE: 1 1/2" = 1'-0"

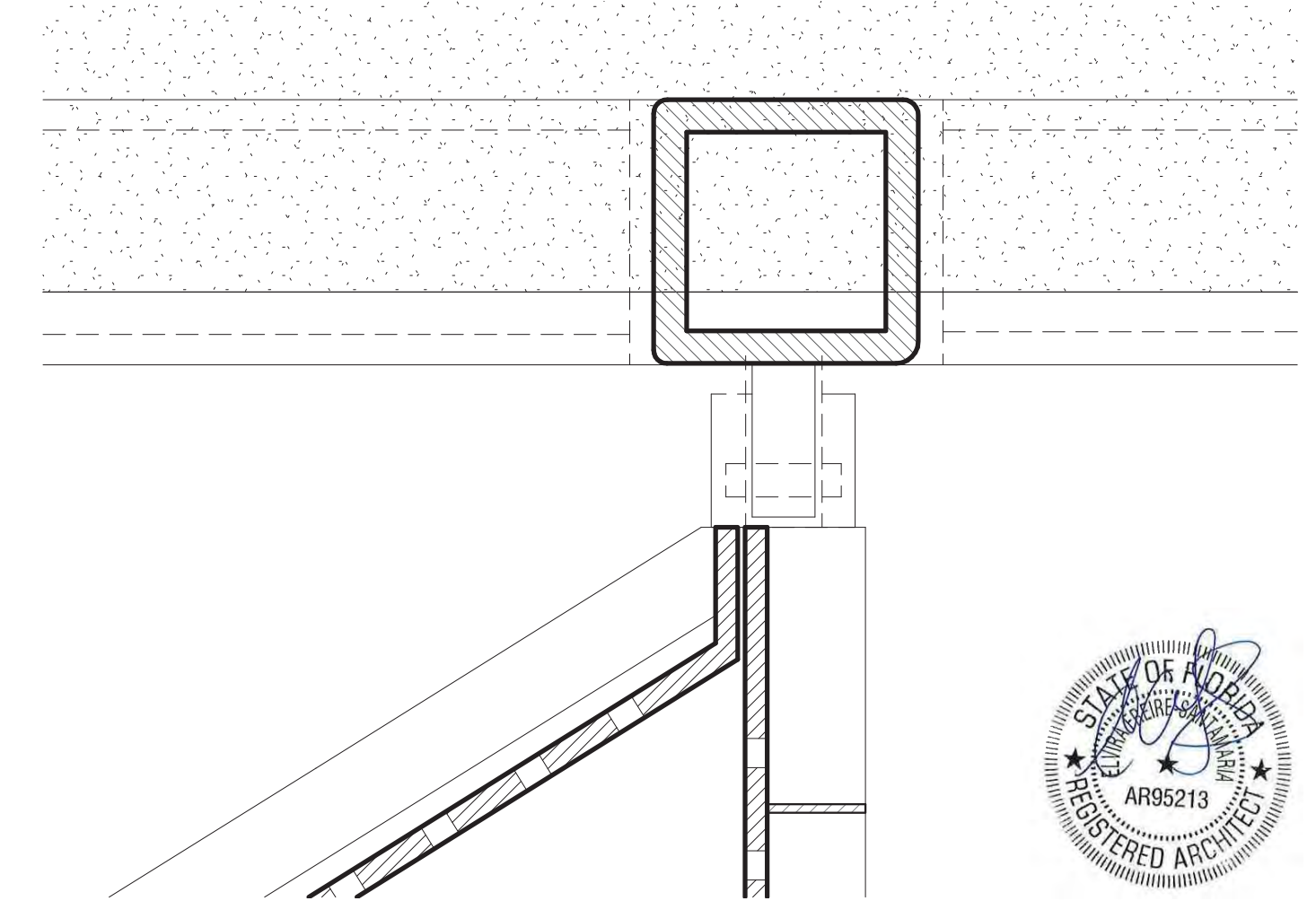
# ENLARGED GARAGE SCREEN ELEVATION AND DETAILS



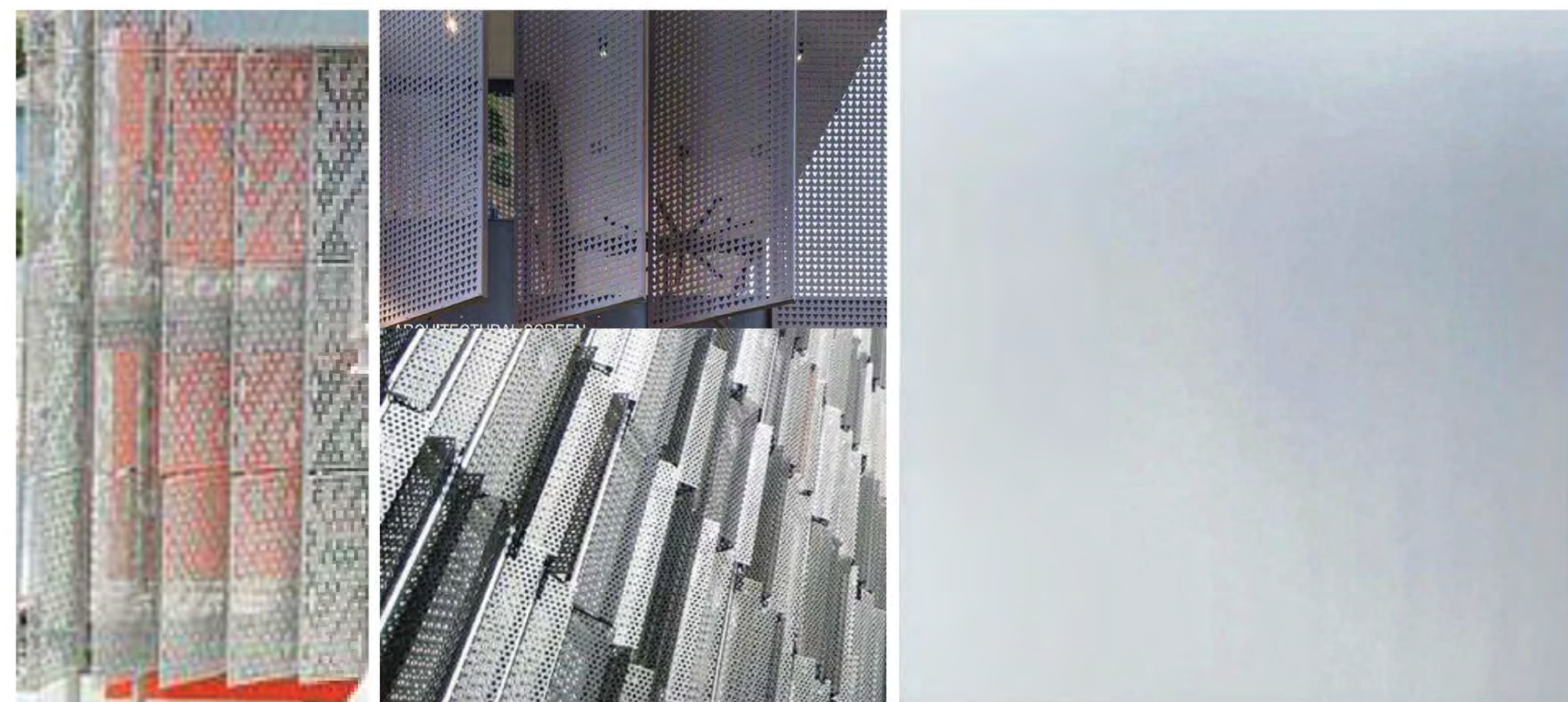
6 WALL SCREEN ATTACHMENT DETAIL  
E.12 SCALE: 6" = 1'-0"



7 WALL SCREEN ATTACHMENT DETAIL  
E.12 SCALE: 6" = 1'-0"



8 WALL SCREEN ENLARGED PLAN DETAIL  
E.12 SCALE: 6" = 1'-0"



**300 W BROWARD**  
300 West Broward Blvd  
Fort Lauderdale, Florida

**NEW YORK**  
250 PARK AVENUE SUITE 1100  
NEW YORK, NY 10022

Stantec Architecture - LIC#: AA26000733  
Elvira Freire-Santamaria, R.A. LIC#: 95213



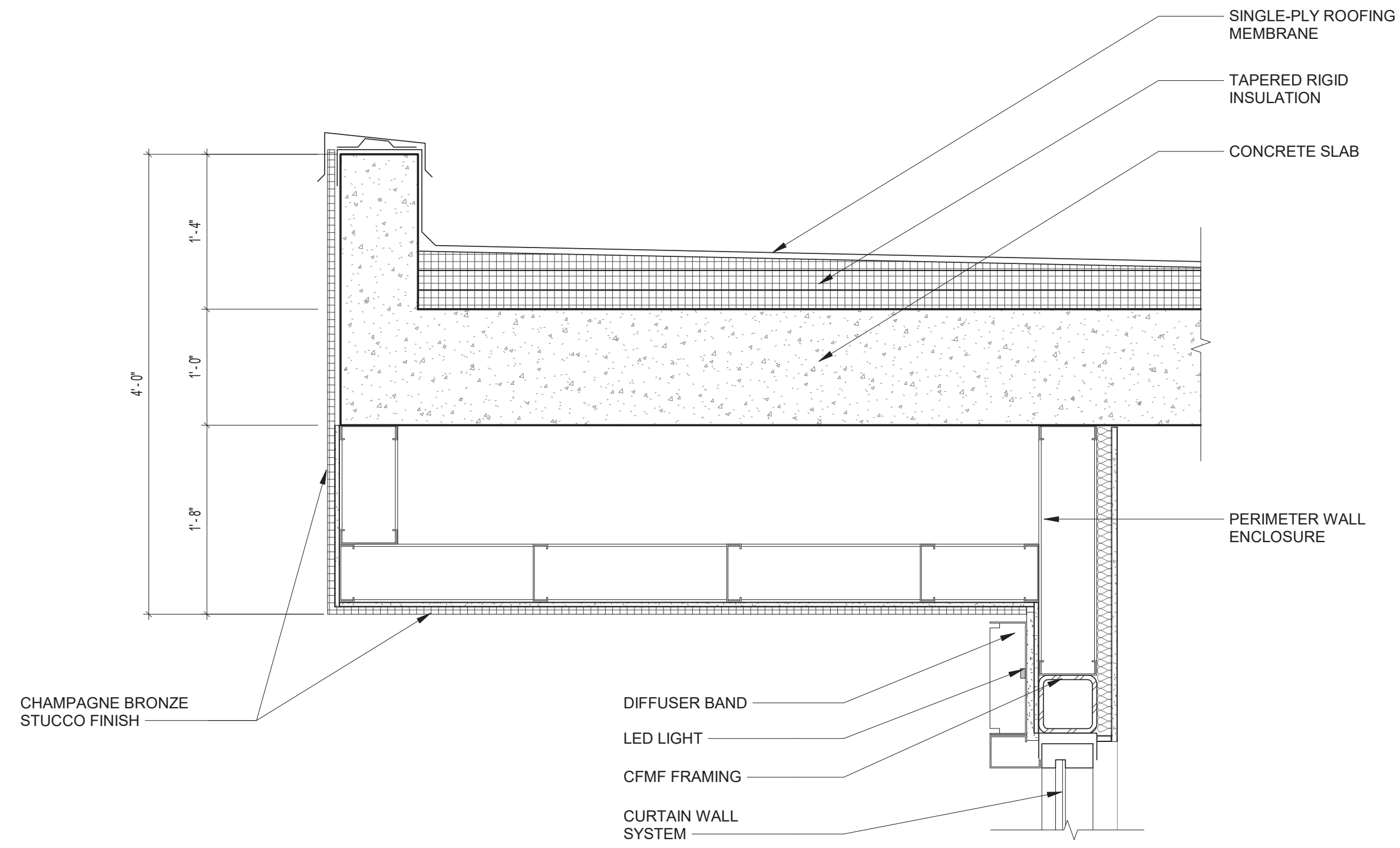
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Date: 2022.05.27 19:05:17-04'00'

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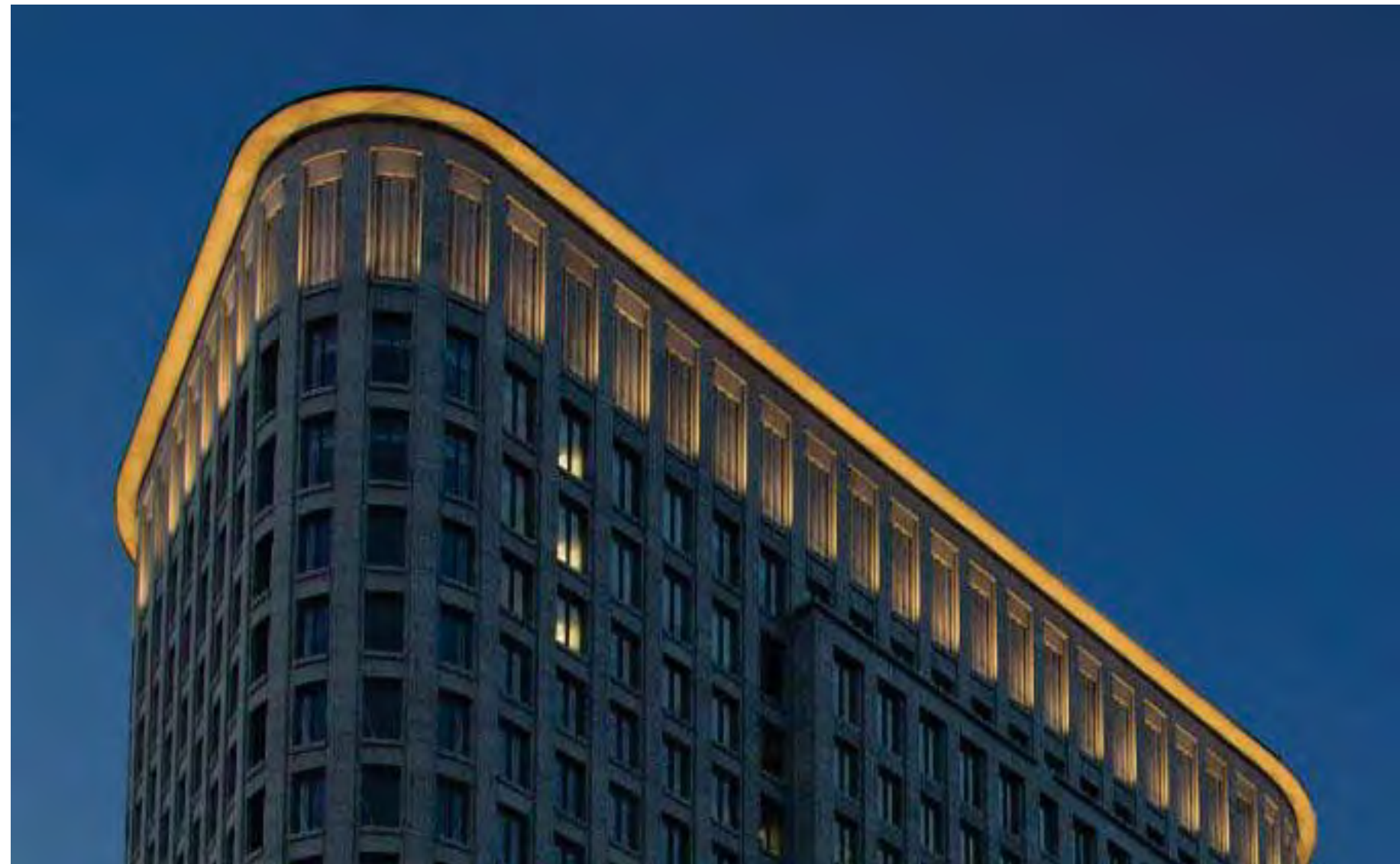
DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22

**E.12**

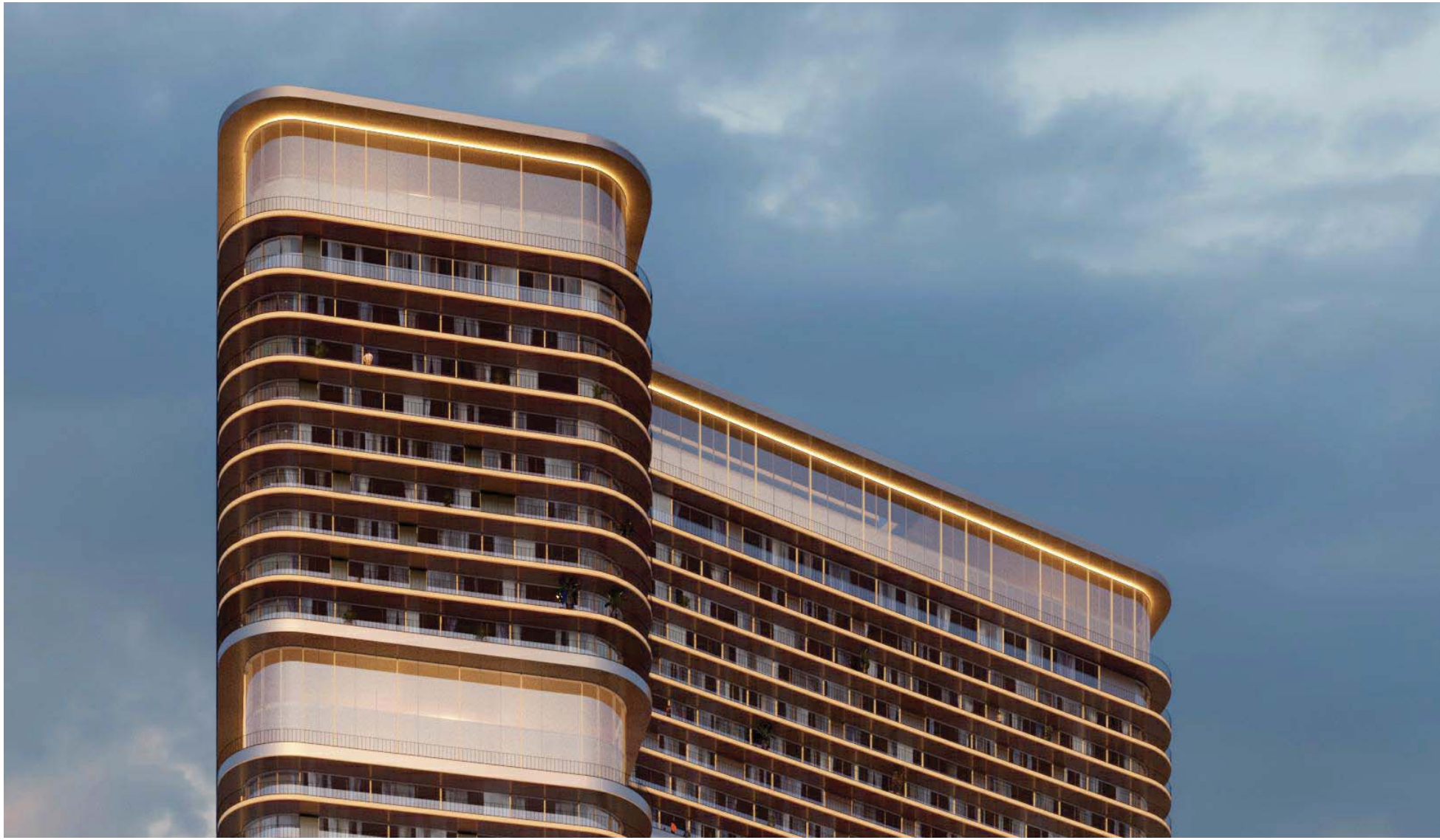
EXTERIOR LIGHTING AT CROWN



1 TYP. ROOF EDGE DETAIL SECTION  
E.15 SCALE: 1" = 1'-0"



REFERENCE IMAGE: FLAT IRON BUILDING CROWN LIGHTING



CLOSE UP VIEW CROWN LIGHTING DESIGN

300 W BROWARD  
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Fort Lauderdale, Florida



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Elvira Freire-Santamaria, R.A. LIC#: 95213



Digitally signed by Elvira C. Freire-Santamaria  
Date: 2022.05.27 19:05:31-04'00'

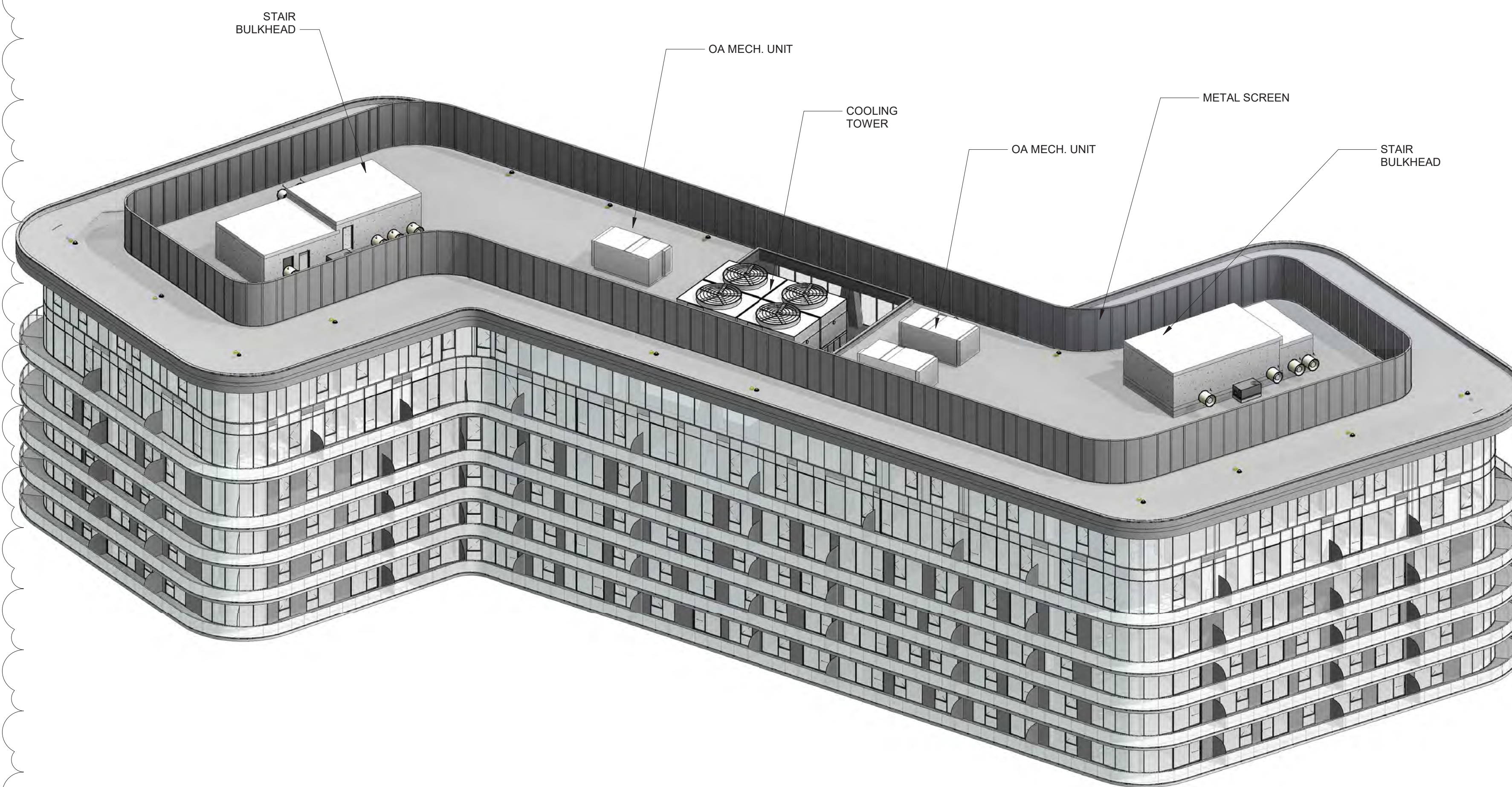
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DRC APPLICATION  
SUBMITTAL: 11/11/21  
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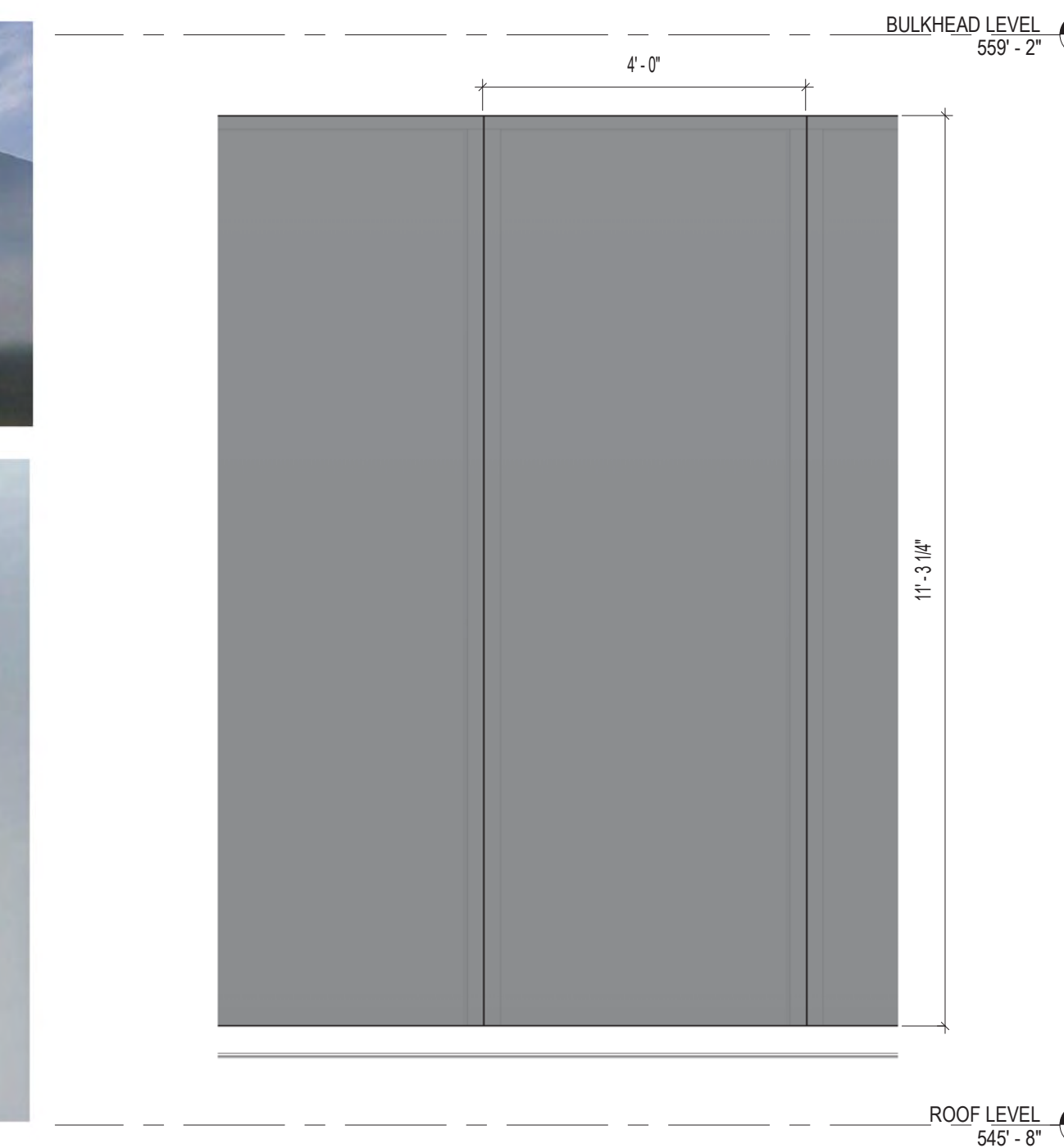
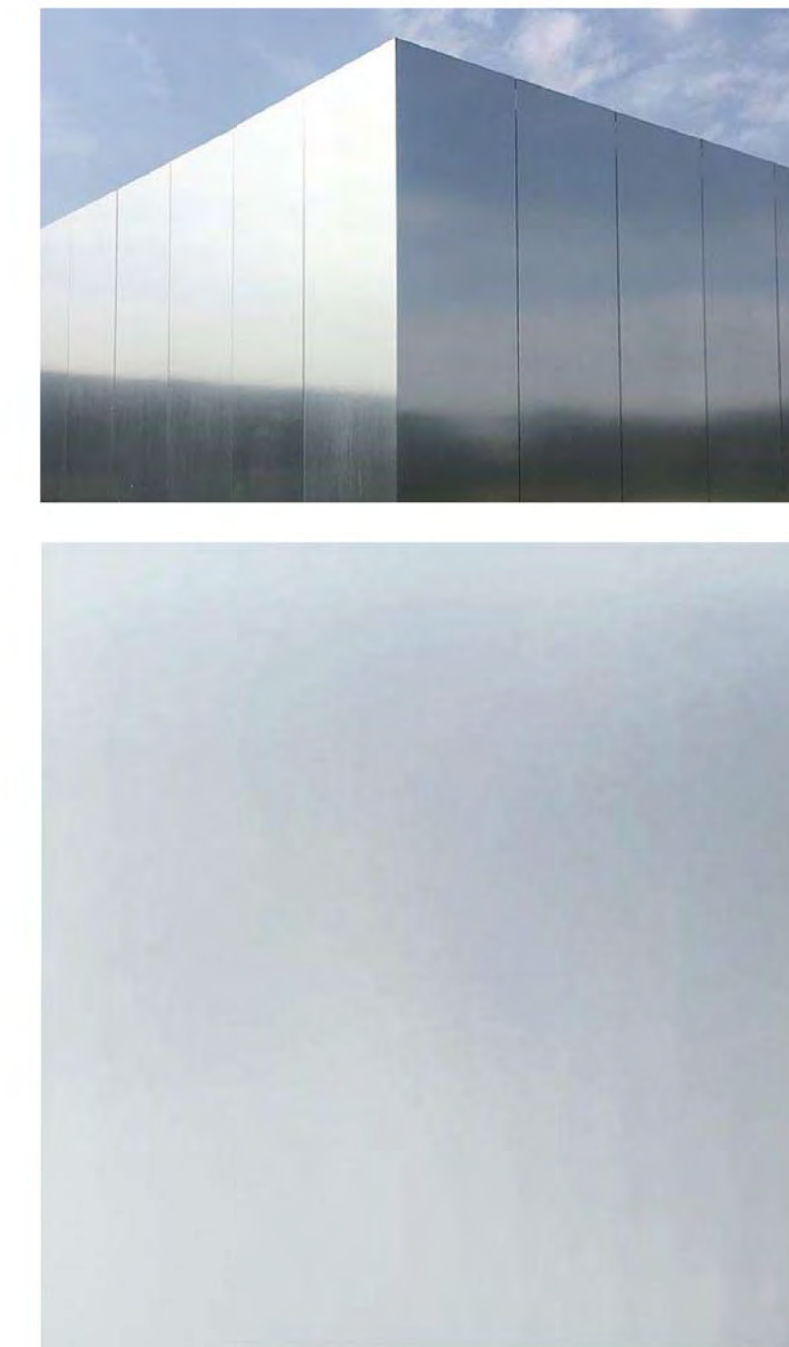
E.15

2 UDP COMMENT 1j, k, 12d

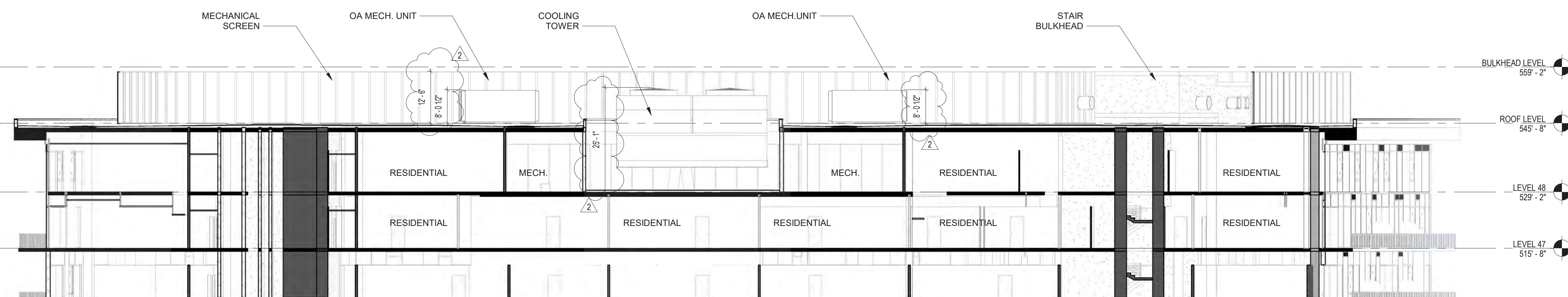
# BULKHEAD DETAILS



1 Roof axo  
E.16  
SCALE:

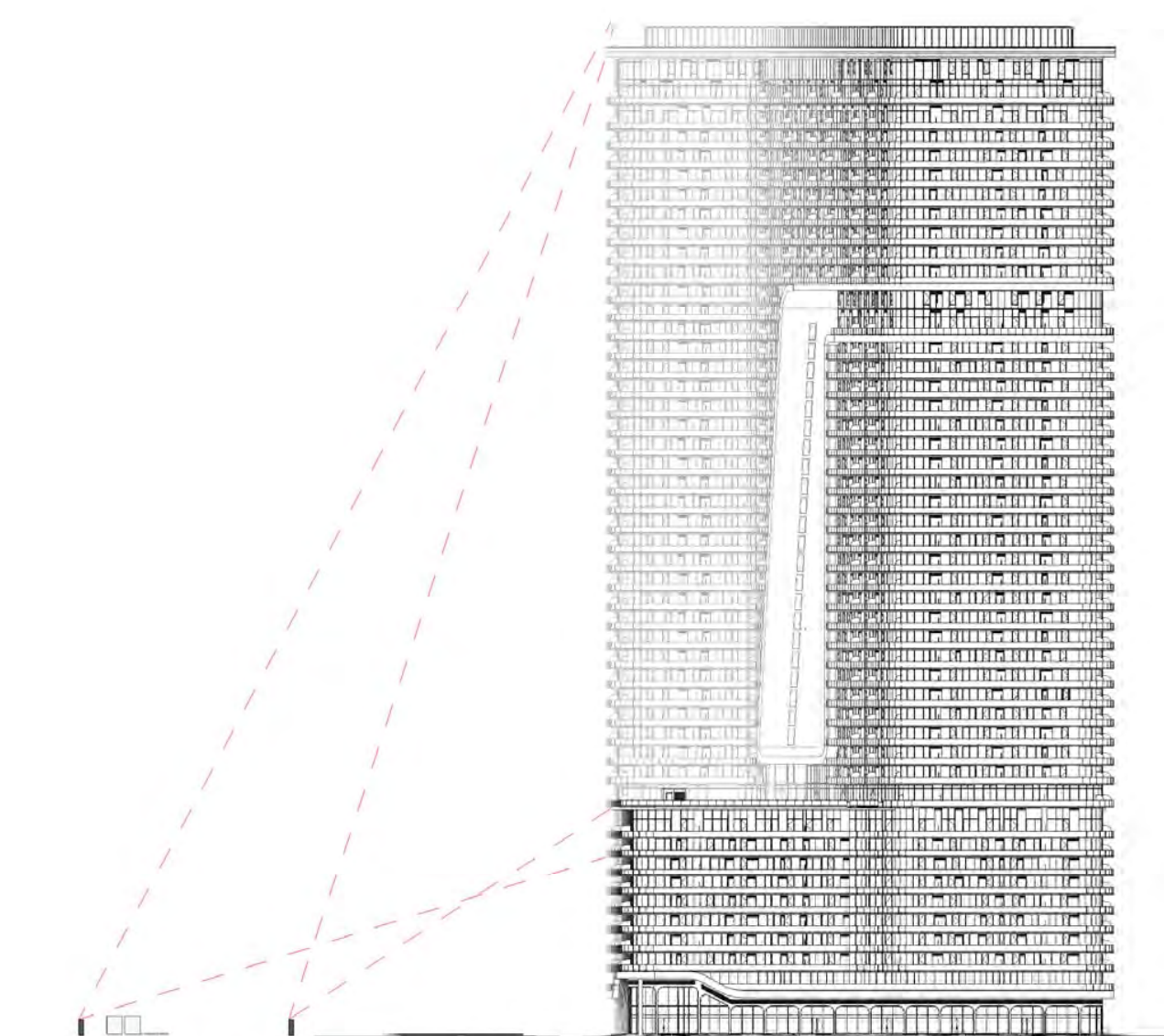


4 SOLID PANEL ELEVATION  
E.16  
SCALE: 1/2" = 1'-0"



2 Section - Mechanical roof yard  
E.16  
SCALE: 1/16" = 1'-0"

3 View point check  
E.16  
SCALE: 1" = 100'-0"



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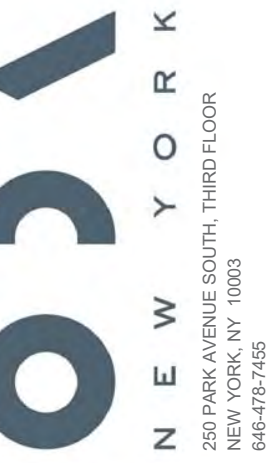
DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22

**E.16**

UDP COMMENT 11j, 12d  
UDP COMMENT 20a, 20b, 20c

# PODIUM LIGHTING

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 300 West Broward Blvd  
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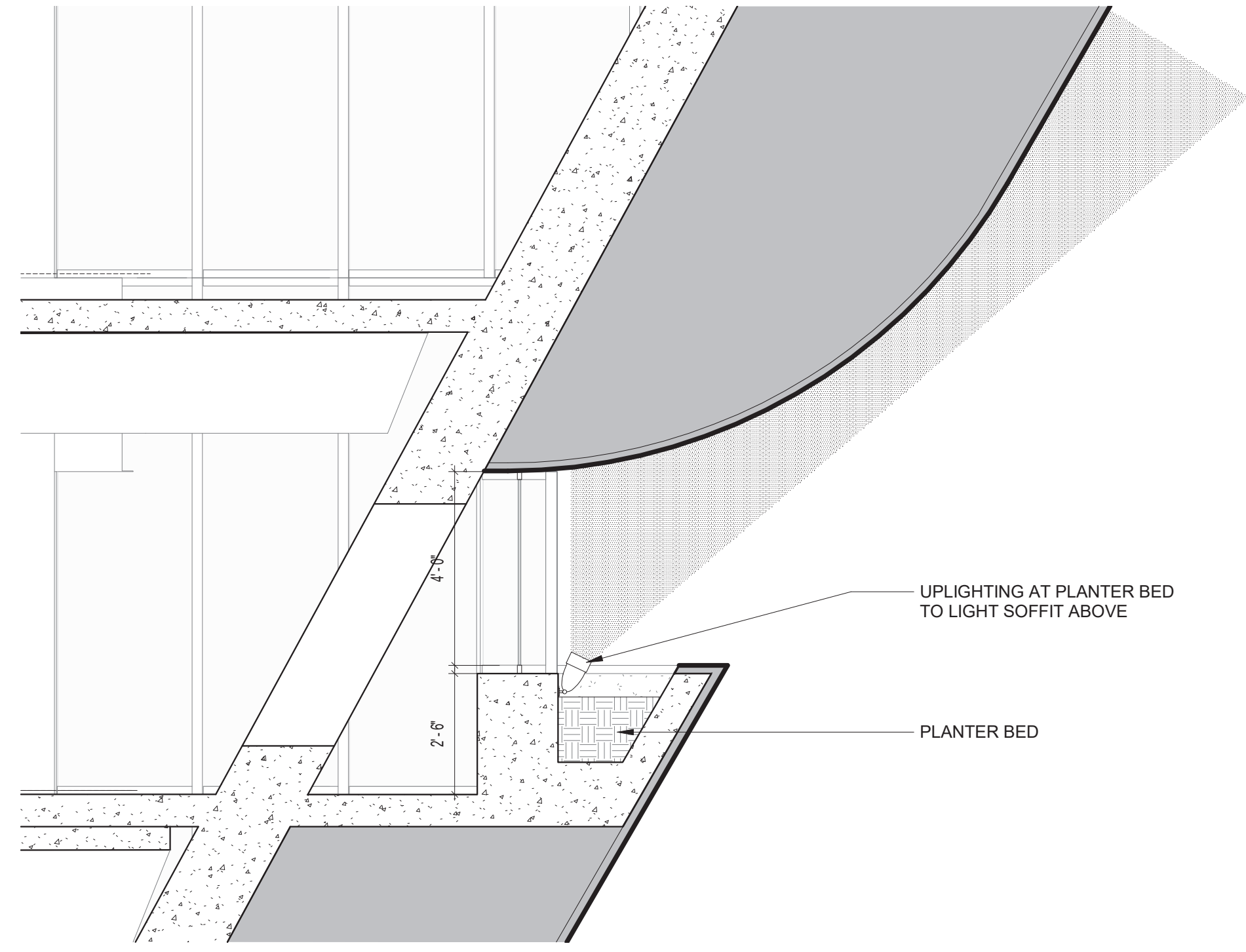


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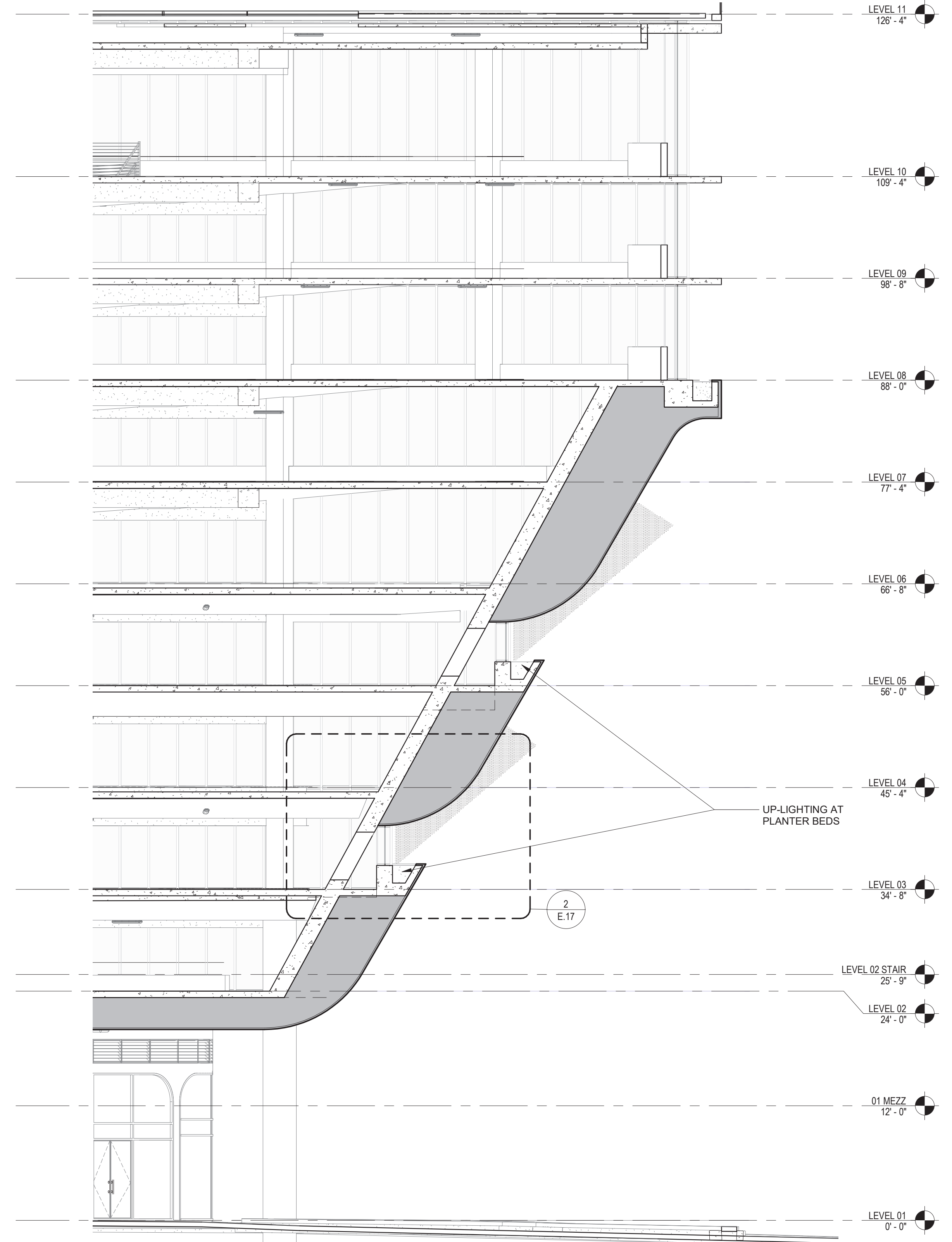
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DRC APPLICATION  
 SUBMITTAL: 11/11/21  
 REV. 1: 05/23/22  
 REV. 2: 05/27/22

**E.17**



**2** DETAIL - LIGHTING AT PLANTER  
 E.17 SCALE: 3/8" = 1'-0"



**1** ENLARGED PODIUM SECTION  
 E.17 SCALE: 1/8" = 1'-0"



REFERENCE IMAGE: NEW MUSEUM LIGHTING

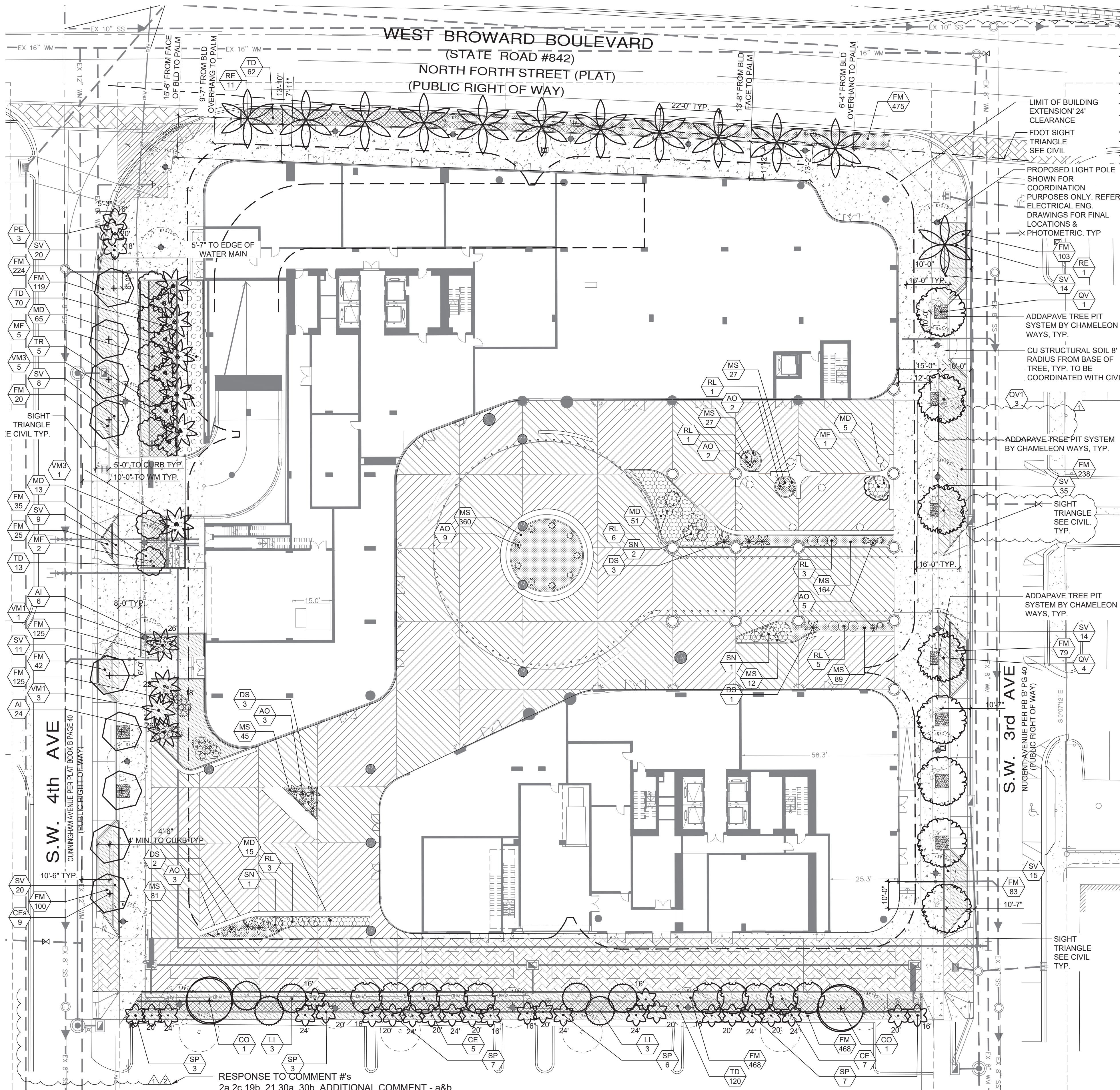


REFERENCE IMAGE: AMSTERDAM EYE FILM MUSEUM LIGHTING



REFERENCE IMAGE: HEYDAR ALIYEV CENTER LIGHTING





RESPONSE TO COMMENT #s  
2a 2c, 19b, 21, 30a, 30b, ADDITIONAL COMMENT - a&b

**LANDSCAPE PLAN** NORTH

Scale: 1" = 20'-0"

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CO	2	*Chrysophyllum oliviforme SATINLEAF	16' HT. X 6' SPR. 3" CAL. MIN. F. G. 8' C.T. MIN.
CEs	9	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	14' HT. X 6' SPR. 3.5" CAL. MIN. F. G. 8' C.T. MIN.
CE	12	*Conocarpus erectus GREEN BUTTONWOOD	14' HT. X 6' SPR. 4" CAL. MIN. F. G. 8' C.T. MIN.
MF	8	*Myrcianthis fragrans SIMPSON'S STOPPER	14' HT. X 6' SPR. 2.5" CAL. MIN. F. G.
LI	6	Lagerstroemia indica 'Natchez' WHITE CREPE MYRTLE	14' HT. X 6' SPR. 2.5" CAL. MIN. F. G.
RE	12	*Roystonea elata ROYAL PALM	28' O.A. HT. F. G. 12' G.W. MIN.
QV	5	*Quercus virginiana LIVE OAK	22' HT. X 8' SPR. 6" CAL. MIN. F. G. 10' C.T. MIN.
QV1	3	*Quercus virginiana 'CATHEDRAL' CATHEDRAL LIVE OAK	28' HT. X 8' SPR. 6" CAL. MIN. F. G. 12' C.T. MIN.
TR	5	*Thrinax radiata 'triple' TRIPLE FLORIDA THATCH PALM	20' O.A. HT. MIN., TRIPLE F. G., STAGGERED.
VM1	4	Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	SEE HEIGHTS ON PLAN F. G.
VM3	6	Veitchia montgomeryana 'Triple' TRIPLE MONTGOMERY PALM	24' O.A. HT. MIN., TRIPLE F. G., STAGGERED.
RL	19	Rhaphis excelsa LADY PALM	5-6' O.A. HT. 25 GAL.
SP	26	*Sabal palmetto SABAL PALM	SEE HEIGHTS ON PLAN F. G.
PE	3	Ptychosperma elegans 'single' SINGLE ALEXANDER PALMS	16'-20' O.A. HT., SINGLE F. G. REF PLANS FOR HIGHTS
SN	4	Strelitzia nicolai GIANT BIRD OF PARADISE	10' O.A. HT. X 5' SPR. FULL INTACT FOLIAGE

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AI	30	Alcantarea imperialis IMPERIAL BROMELIAD	32" HT. X 32" SPR. 17" POT
AO	24	Alcantarea odorata BROMELIAD SP.	32" HT. X 32" SPR. 17" POT
DS	9	Dioon spinulosum Giant Dioon	36" HT. X 36" SPR. 7 GAL.
FM	2,729	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
MD	149	Monstera deliciosa SWISS CHEESE PLANT	24" HT. X 24" SPR., 36" O.C. 3 GAL.
MS	805	Microsorium scolopendrium WART FERN	12" HT. X 12" SPR. / 15" O.C. 1 GAL.
SV	146	Schefflera arboricola 'Trinette' VARIEGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
TD	265	*Tripsacum dactyloides FAKAHATCHEE GRASS	36" HT. X 36" SPR. / 36" O.C. 3 GAL.

\* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND		
ZONE DISTRICT: RAC-CC		
Gross Land: 133,901(s.f.) = 3.07 ac		
Net Land: 100,490(s.f.)		
Water Bodies: 0		
	REQ.	PROV.
Lot Tree Requirement 87,709 sf - NET LOT AREA (1 TREE PER 1,000)	N/A	10+
Lot Shrub Requirement (10 PER 1,000 SF):	N/A	500+
Maximum Lawn Area (50% of Landscape Area) 5,594 sf x 50% =	2,797 SF	0 SF
VUA Requirements: (VUA 5,850 sq ft ) 20% of total VUA to be landscape area	1,170 SF	2,953 SF
1 tree for every 1,000 sq ft of VUA	6	20
6 shrubs for every 1,000 sq ft of VUA	35	120
Street trees (30' O.C.): 833 lineal feet = 28 trees	28	29
TOTAL NUMBER OF SHRUBS	35	200+
TOTAL NUMBER OF TREES (PALMS COUNT 3:1)	35	30+
60% Shrubs/hedge shall be native species	21 (60%)	200+
50% OF TREES SHALL BE NATIVE & DROUGHT TOLERANT	17 (50%)	50+

V.U.A. = 5,850 SF	REQUIRED	PROVIDED
V.U.A. LANDSCAPE AREA (20% OF GROSS V.U.A.)	1,170 SF	2,953 SF
V.U.A. TOTAL TREES (1 PER 1000 S.F.)	6	20
V.U.A. TOTAL SHRUBS (6 PER 1000 SF)	35	120
V.U.A. SHADE TREES (25% OF V.U.A. trees, 3" CAL.)	2	2
V.U.A. SHADE TREES (25% OF V.U.A. trees, 2-3" CAL.)	2	14
V.U.A. FLOWERING TREES (20% OF V.U.A. trees)	1	6
V.U.A. PALMS (20% OF V.U.A. trees)	1	26

TREE MITIGATION CALCULATIONS				
DESCRIPTION	REMOVED	PROVIDED	DEFICIENCY	DOLLAR REPLACEMENT
CALIPER TREE	203.92 in.	168.5 in.	35.42	\$2,302
NUMBER OF PALMS	8	57	N/A	0
QUANTITY OF PALM CLEAR TRUNK	109	144+ FT.	N/A	0

Note: All pervious areas must be landscaped with lawn, groundcover, and/or shrubbery.  
This landscape plan was prepared using the principles of Florida Friendly Landscaping in order to reduce the amount of water required. The turf areas are less than 50% of landscaped area & shrubs will be on separate zones than turf areas. Hydrozones will be illustrated on the irrigation plans which will be submitted at time of permitting. Native or naturalized plant material were chosen specifically to reduce watering needs.

**WITKIN HULTS + PARTNERS**  
307 South 21st Avenue, Hollywood, Florida  
phone: 954.923.9681 facsimile: 954.923.9689  
www.witkindesign.com

**300 W. BROWARD BLVD**  
FORT LAUDERDALE, FLORIDA  
LANDSCAPE PLAN - GROUND LEVEL

Project:

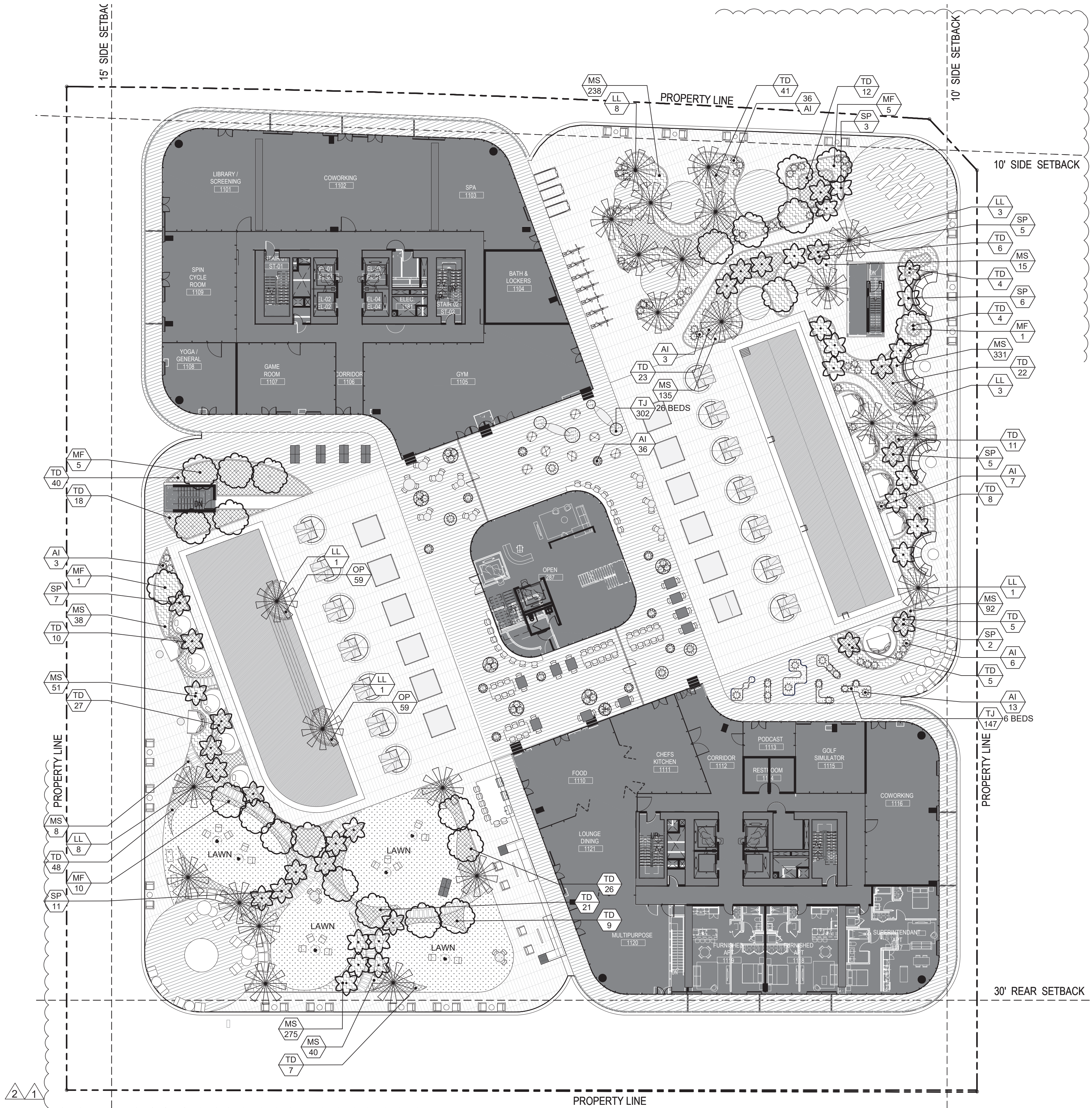
Revisions:	Date:	By:
1) PRC Comments	02.18.2022	JT
2) PRC Comments	05.27.2022	JT

Seal: Digitally signed by Andrew M Witkin  
Date: 2022.05.27 16:47:32 -04'00'  
Lic. # LA0000899  
Member: A.S.L.A.

Drawing: Landscape Plan - Ground Level  
Date: 11/12/2021  
Scale: See Left  
Drawn by: JT  
Sheet No.:

**L-1**  
Cad Id.: 2021-090





**LANDSCAPE PLAN - POOL LEVEL** NORTH  
Scale: 1" = 20'-0"

**LANDSCAPE LIST**

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
MF	22	*Myrcianthis fragrans SIMPSON'S STOPPER	14" HT. X 6" SPR. 2" CAL. F.G.
LL	25	Lantania loddigesii BLUE LATAN PALM	16" O.A. H.T. F.G.
SP	39	*Sabal palmetto SABAL PALM	16-20' STAGGERED H.T. F.G.

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
AI	104	Alcantarea imperialis IMPERIAL BROMELIAD	32" HT. X 32" SPR. 17" POT
MS	1,223	Microsorium scolopendrium WART FERN	12" HT. X 12" SPR. / 15" O.C. 1 GAL.
OP	118	Ophiopogon planiscapus 'Nigrescens' BLACK MONDO GRASS	12" O.C. 1 GAL. FULL
TD	347	*Tripsacum dactyloides FAKAHATCHEE GRASS	36" HT. X 36" SPR. / 36" O.C. 3 GAL.
TJ	449	Trachelospermum jasminoides 'minima' DWARF CONFEDERATE JASMINE	4" HT. MIN., 12" O.C. 1 GAL. FULL IN POT

\* DENOTES NATIVE SPECIES

**WITKIN HULTS + PARTNERS**  
 WITKIN HULTS + PARTNERS  
 307 South Broward Blvd  
 Fort Lauderdale, FL 33304  
 Phone: 954.363.0888  
 Fax: 954.363.0889  
 www.witkindesign.com

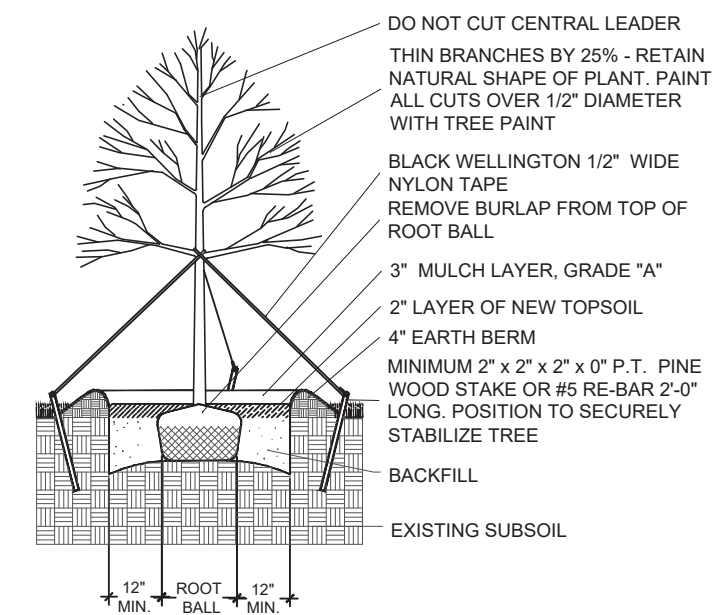
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**300 W. BROWARD BLVD**  
 FORT LAUDERDALE, FLORIDA  
 LANDSCAPE PLAN - POOL LEVEL

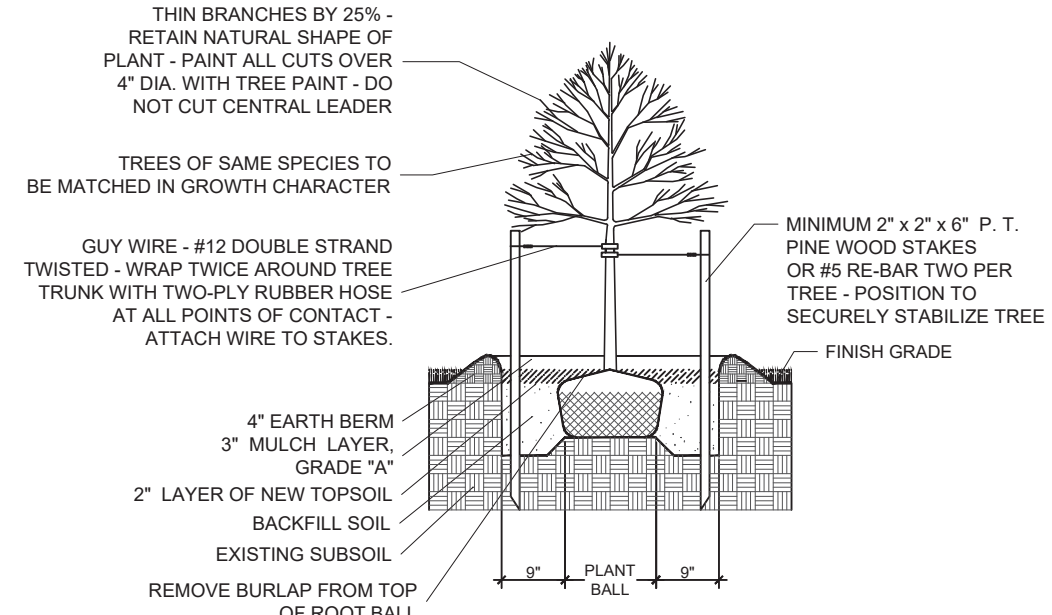
Revisions:	Date:	By:
1 D.R.S.C. Comments	02.18.2022	JT
2 D.R.S.C. Comments	05.27.2022	JT

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 Date: 2022.05.27 16:48:28 -04'00'

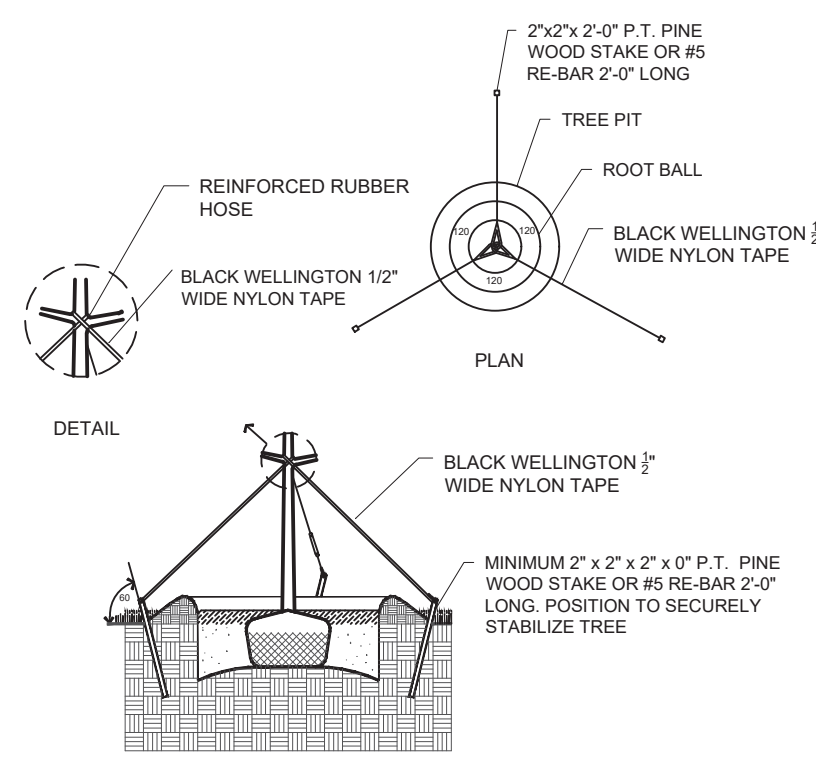
Drawing: Landscape Plan - Pool Level  
 Date: 11/12/2021  
 Scale: See Left  
 Drawn by: JT  
 Sheet No.: **L-2**  
 Cad Id.: 2021-090



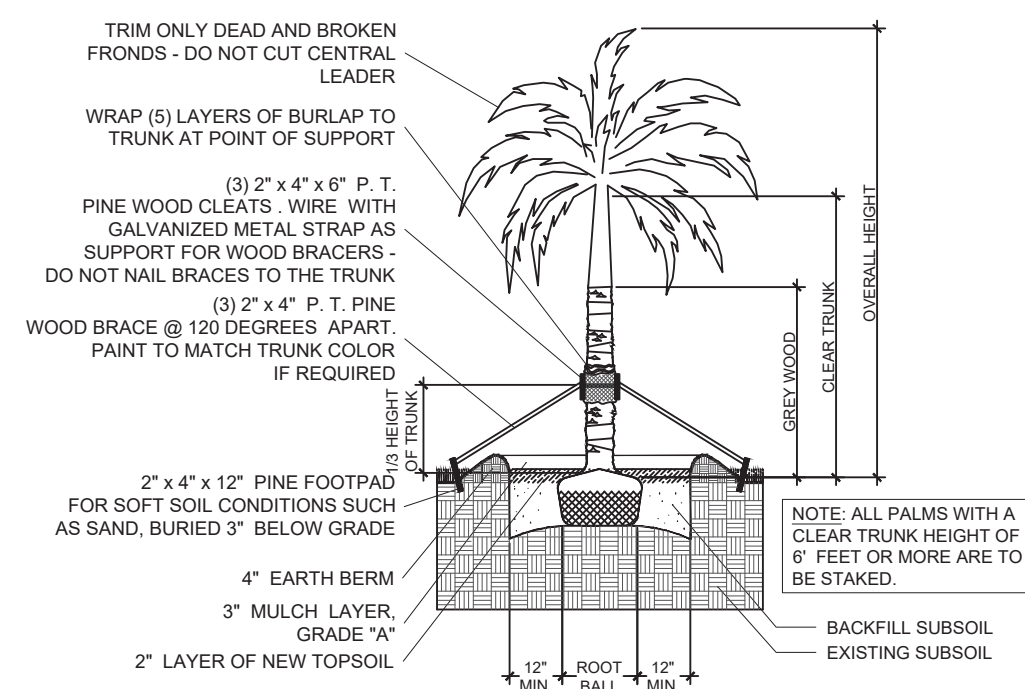
LARGE TREE PLANTING DETAIL



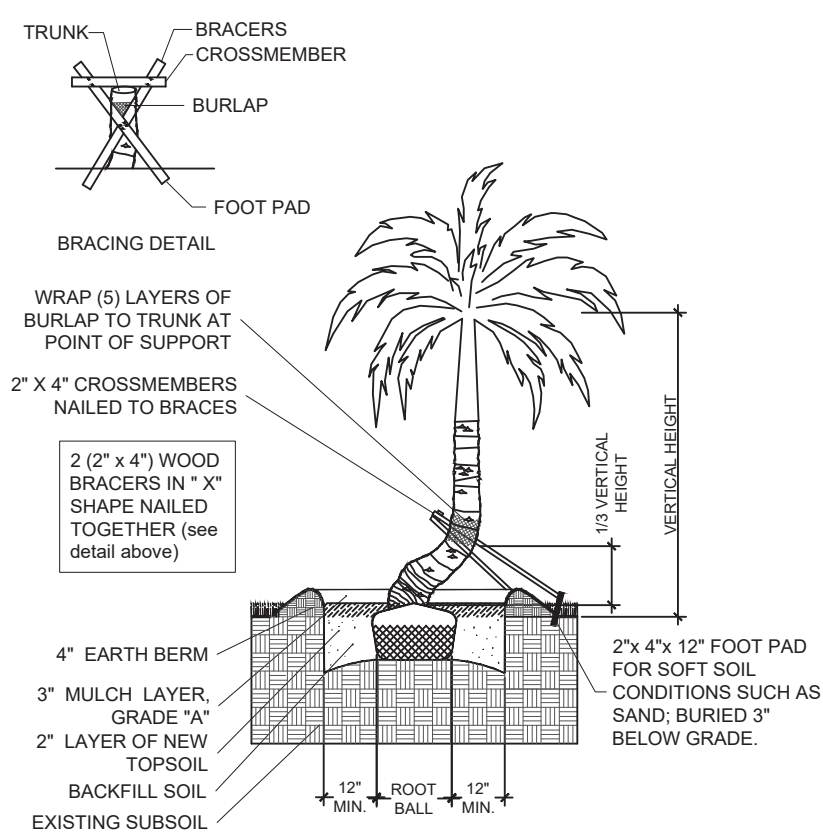
SMALL TREE PLANTING DETAIL



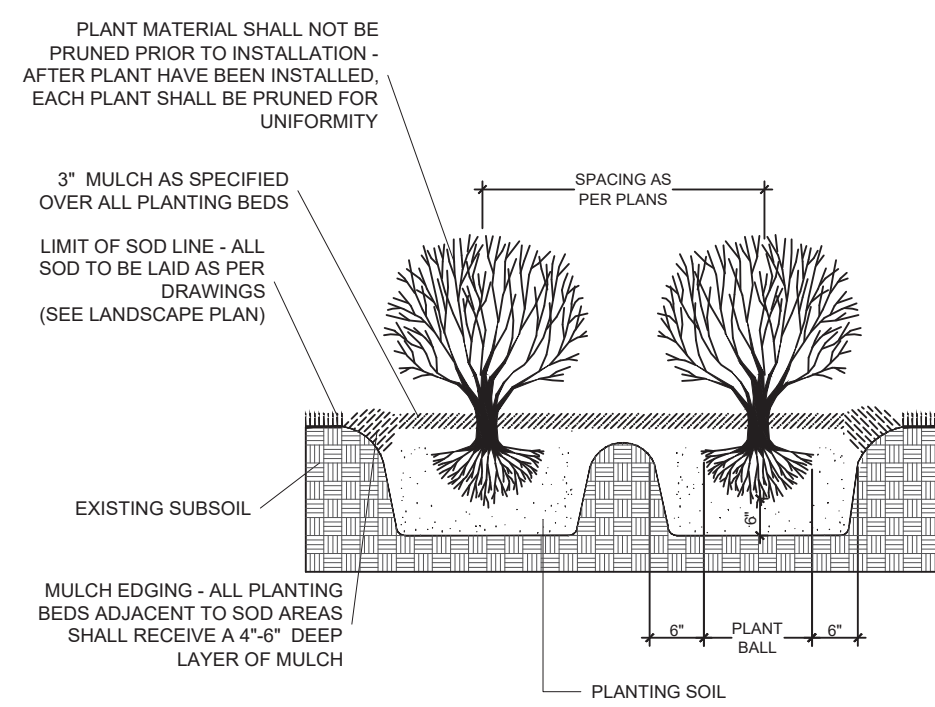
TYPICAL TREE GUYING DETAIL



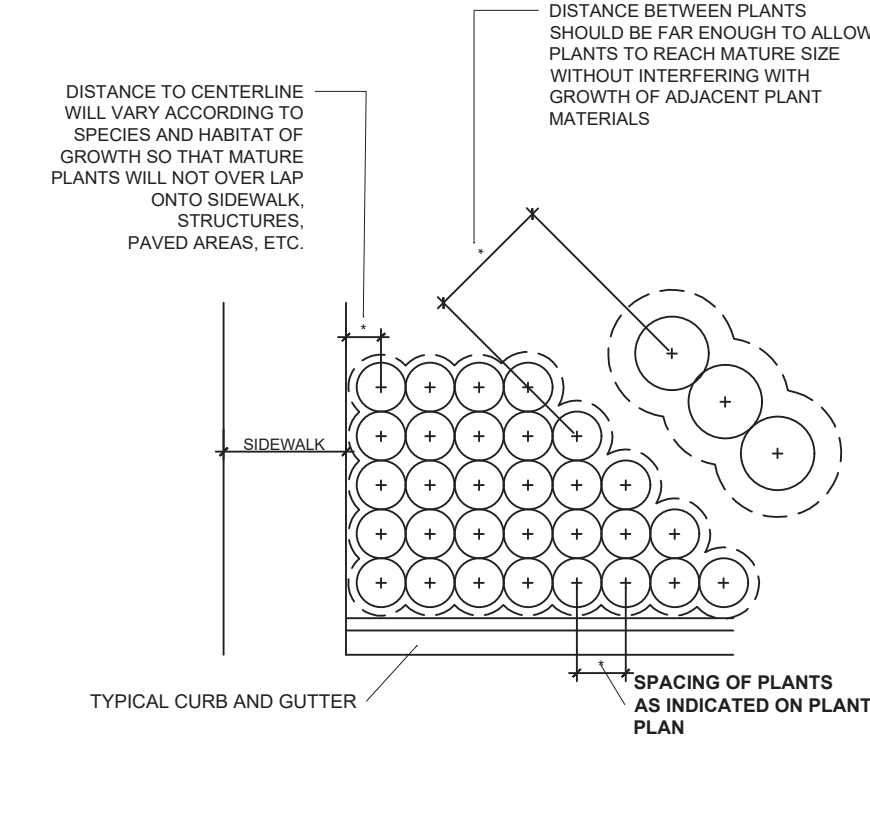
STRAIGHT TRUNK PALM PLANTING DETAIL



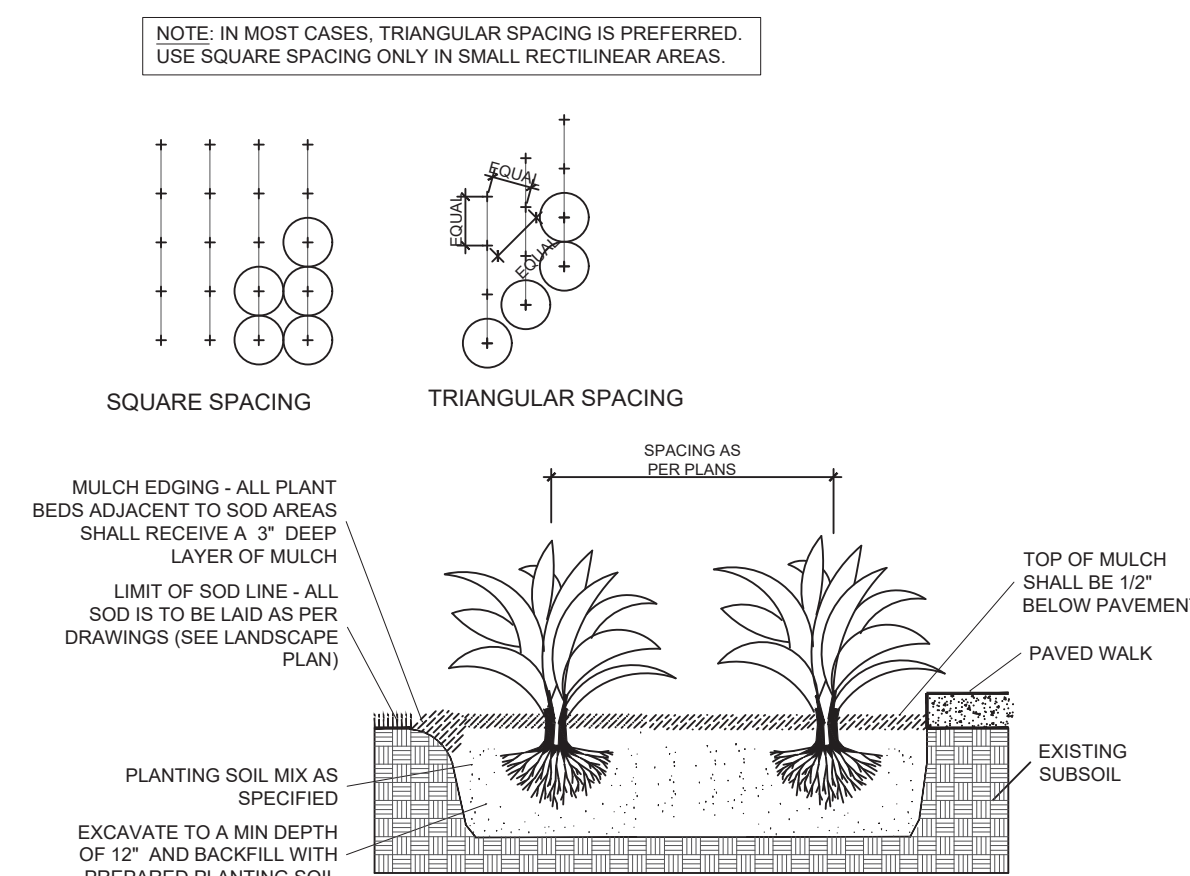
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUND COVER PLANTING DETAIL

**PLANTING NOTES:**

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agrifom Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOD NOTES:**

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floritam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

**GENERAL NOTES:**

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

**WITKIN HULTS + PARTNERS**  
 phone: 954.923.9881 fax: 954.923.9889  
 307 south 71st avenue hollywood, florida  
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**300 W. BROWARD BLVD**  
 FORT LAUDERDALE, FLORIDA

LANDSCAPE DETAILS

Project:

Revisions:	Date:	By:

Seal: Digitally signed by Andrew M Witkin  
 Date: 2021.11.12 09:47:53  
 Lic. # LA 000889 Member A.S.L.A. -05'00'

Drawing: Landscape Details  
 Date: 11/12/2021  
 Scale: NTS  
 Drawn by: JT  
 Sheet No.: **L-3**  
 Cad Id.: 202-090

# PHOTOMETRICS SITE

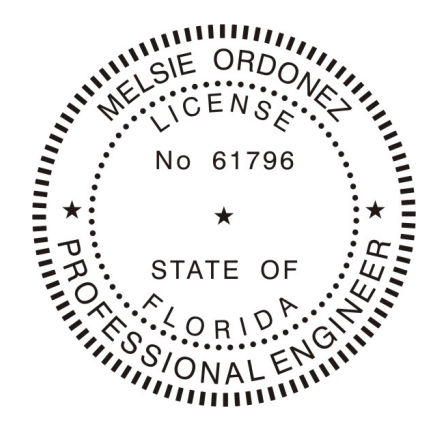
**300 W BROWARD**  
300 West Broward Blvd  
Fort Lauderdale, Florida



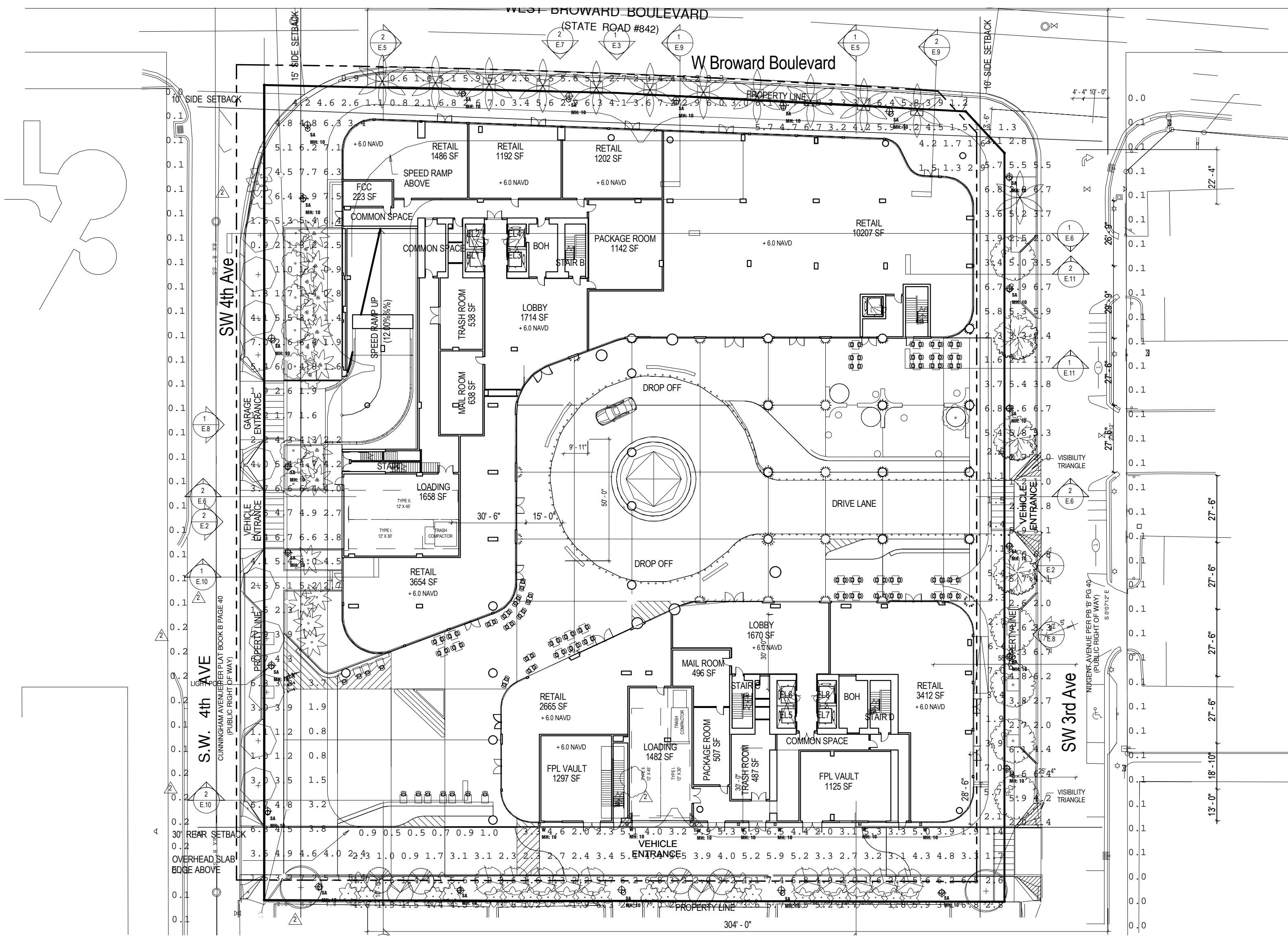
Stantec Architecture - LIC# AA26000733  
Elvira Freire-Santamaria, R.A. LIC# 95213

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DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22



**1.2**



1 PHOTOMETRICS PLAN - LEVEL 01 (SITE)  
12 SCALE: 1" = 30'-0"

Luminaire Schedule: 300 BROWARD BLVD SITE REVA

Symbol	Qty	Label	MANUFAC	Description	Luminaire	LLD	LLD	BF	LLF	Lum. Watts	Total Watts
+	1	W	STROBE	RESUME	LPM-16-20-WW-63-4	N.A.	1.000	1.000	0.800	22.3	196.1
○	23	SA	PHILIPS	GARCO	PPF-140L-2100-WW-62-S-WW @ POLE 10FT AFS	N.A.	1.000	1.000	0.800	95.825	2203.875

Calculation Summary

Label	Units	Avg	Max	Min	AvgMin	MaxMin
PLAZA AREA	Ft	2.09	4.2	1.3	1.89	3.25
PLAZA AREA_1	Ft	4.03	7.1	1.1	3.66	6.05
SIDEWALK @ SOUTH	Ft	3.72	7.4	0.9	4.13	6.22
SIDEWALK @ SW 3RD AVE	Ft	4.00	8.0	1.0	4.00	6.00
SIDEWALK @ SW 4TH AVE	Ft	3.91	7.7	0.9	4.09	5.95
SIDEWALK @ WEST BROWARD BLVD	Ft	3.96	7.8	0.9	4.63	12.00
SPALL @ SOUTH @ COMMERCIAL	Ft	3.61	7.2	0.9	4.01	6.00
SPALL @ SW 3RD AVE (DRIVE PL)	Ft	0.00	0.1	0.0	N.A.	N.A.
SPALL SW 4TH AVE (DRIVE PL)	Ft	0.00	0.2	0.0	N.A.	N.A.
SPALL WEST BROWARD BLVD (DRIVE PL)	Ft	0.00	0.0	0.0	N.A.	N.A.
SW 3RD AVE	Ft	3.96	7.8	1.0	3.96	7.10
SW 4TH AVE SIDEWALK	Ft	3.83	7.7	0.9	4.19	6.63
W BROWARD BOULEVARD	Ft	3.96	7.8	0.9	4.63	12.00

# PHOTOMETRICS GROUND LEVEL

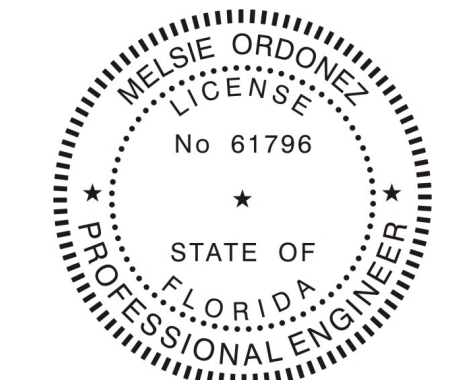
**300 W BROWARD**  
300 West Broward Blvd  
Fort Lauderdale, Florida



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Elvira Freire-Santamaría, R.A. LIC#: 95213

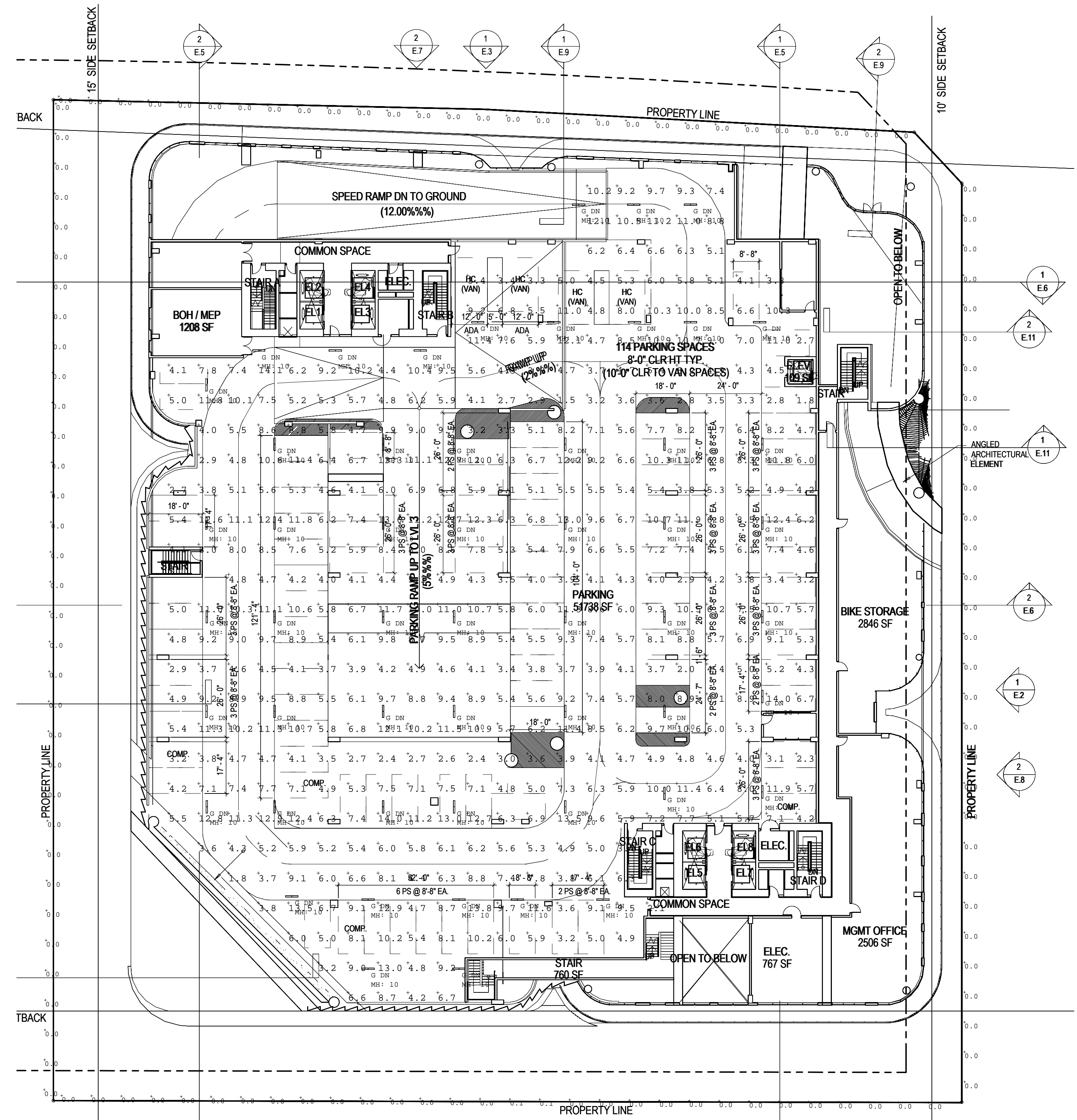
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DRC APPLICATION  
SUBMITTAL: 11/11/21  
REV. 1: 02/18/22  
REV. 2: 05/27/22



**1.3**

No color scheme assigned to view



26'-9"  
29'-9"  
27'-6"  
27'-6"  
27'-6"  
27'-6"  
27'-6"  
27'-6"  
18'-10"  
13'-0"

Luminaire Schedule 300 BROWARD BLVD PG 2ND REV2

Symbol	Qty	Label	[MANUFAC]	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
SS	6 DN	BEGHELLI		BS100LE4P6HTH0W40120V-27V-	48.63	1.000	1.000	1.000	0.900	70	3710

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PG 2ND Floor	Fc	6.89	14.1	1.5	4.59	9.40
SPILL @ BROWARD BLVD	Fc	0.00	0.0	0.0	N.A.	N.A.
SPILL @ NUAGENT AVE	Fc	0.00	0.0	0.0	N.A.	N.A.
SPILL @ SOUTH	Fc	0.01	0.1	0.0	N.A.	N.A.
SPILL @ SW 4TH AVE	Fc	0.00	0.0	0.0	N.A.	N.A.

1 PHOTOMETRICS PLAN - LEVEL 01 (BUILDING)  
SCALE: 3/64" = 1'-0"

PROJECT # 1775.00

# PHOTOMETRICS LEVEL 2

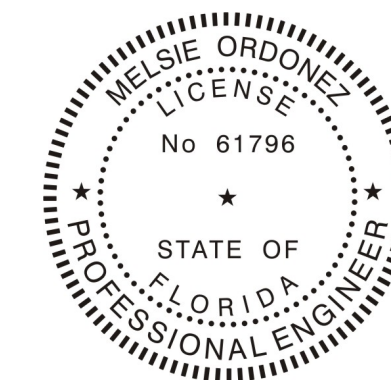
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 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA26000733  
 Elvira Freire-Santamaría, R.A. LIC#: 95213

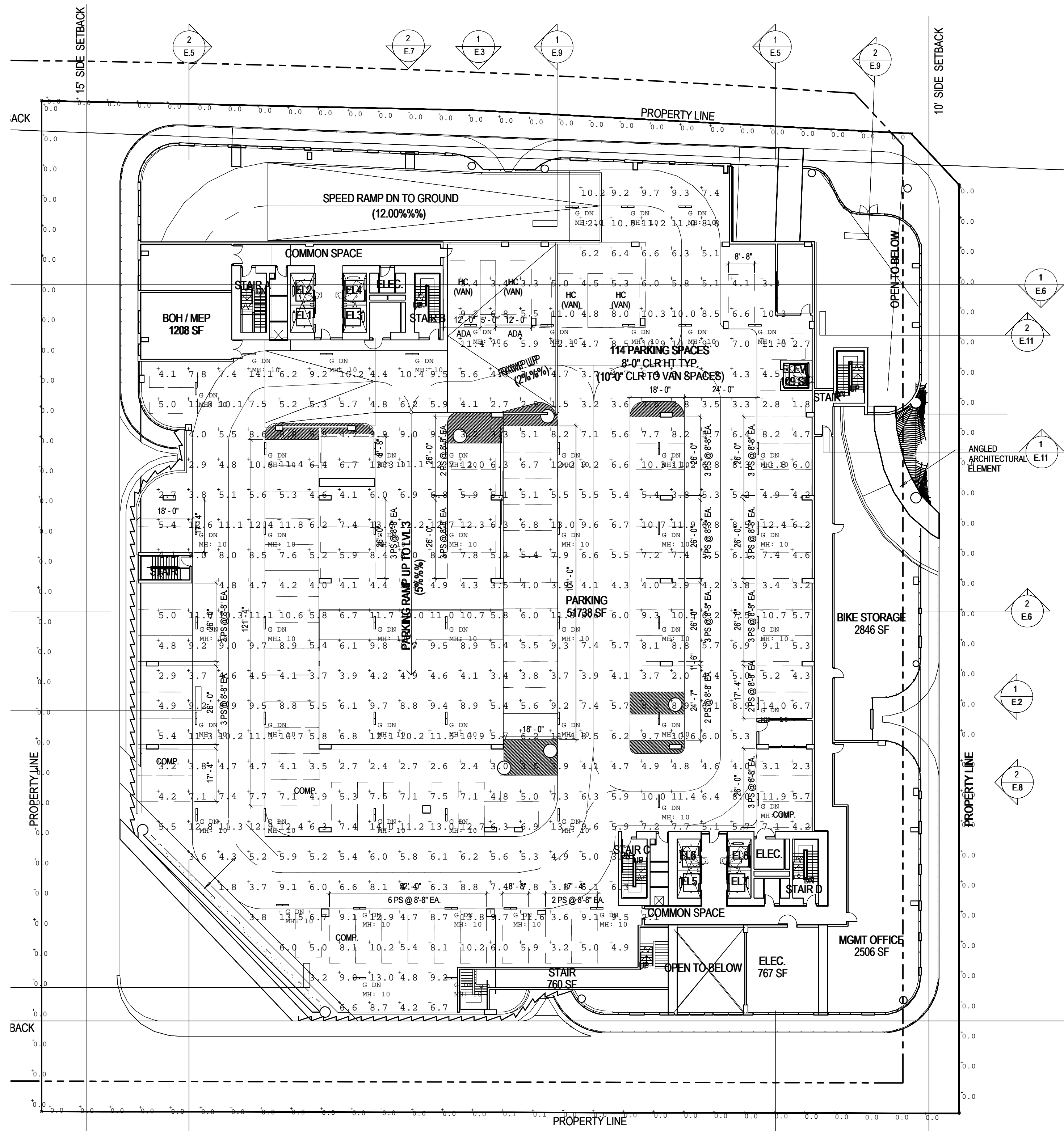
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DRC APPLICATION  
 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22



**1.4**

No color scheme assigned to view



1 E6  
2 E11  
1 E11  
2 E6  
1 E2  
2 E8  
1 E2  
2 E8  
13'-0" 18'-10" 27'-6" 27'-6" 27'-6" 27'-6" 27'-6" 26'-9" 29'-9"

Luminaire Schedule 300 BROWARD BLVD PG 2ND REV2

Symbol	Qty	Label	[MANUFAC]	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
SS	6 DN	BEGHELLI		BS100LE4PENTHROW140120V-277V-	48.63	1.000	1.000	1.000	0.900	70	3710

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PG 2ND Floor	Fc	6.89	14.1	1.5	4.59	9.40
SPILL @ BROWARD BLVD	Fc	0.00	0.0	0.0	N.A.	N.A.
SPILL @ NUAGENT AVE	Fc	0.00	0.0	0.0	N.A.	N.A.
SPILL @ SOUTH	Fc	0.01	0.1	0.0	N.A.	N.A.
SPILL @ SW 4TH AVE	Fc	0.00	0.0	0.0	N.A.	N.A.

1 PHOTOMETRICS PLAN - LEVEL 02  
 1.4 SCALE: 3/64" = 1'-0"

PROJECT # 1775.00

# PHOTOMETRICS LEVEL 3-7

**300 W BROWARD**  
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 Fort Lauderdale, Florida



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 Elvira Freire-Santamaría, R.A. LIC# 95213

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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22



**1.5**



Symbol	Qty	Label	[MANUFAC]	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	55	G DN	BEDIELLI	B510ULE4PGRTHOWT48120V-27V-	49.83	1.000	1.000	1.000	0.900	70	3850

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
P6 3-7 LEVEL	Fc	7.26	17.1	1.8	4.03	9.50

1 PHOTOMETRICS PLAN - LEVELS 03-07  
 1.5 SCALE: 3/64" = 1'-0"

PROJECT # 1775.00

# PHOTOMETRICS LEVEL 8-9

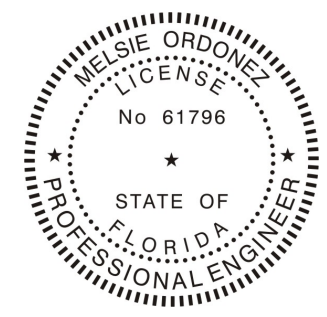
**300 W BROWARD**  
 300 West Broward Blvd  
 Fort Lauderdale, Florida



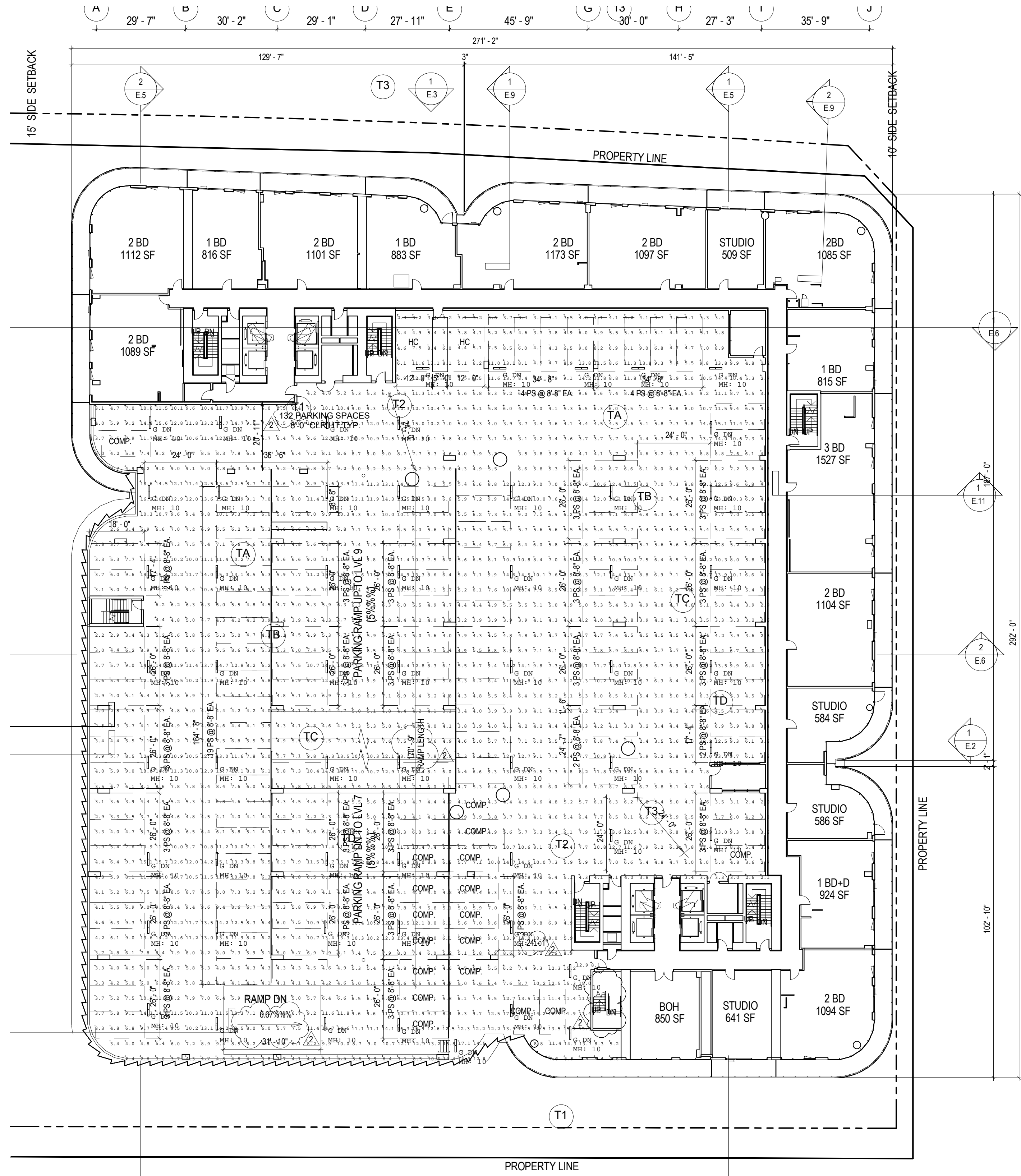
Stantec Architecture - LIC# AA26000733  
 Elvira Freire-Santamaria, R.A., LIC# 95213

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 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22



**1.6**



- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

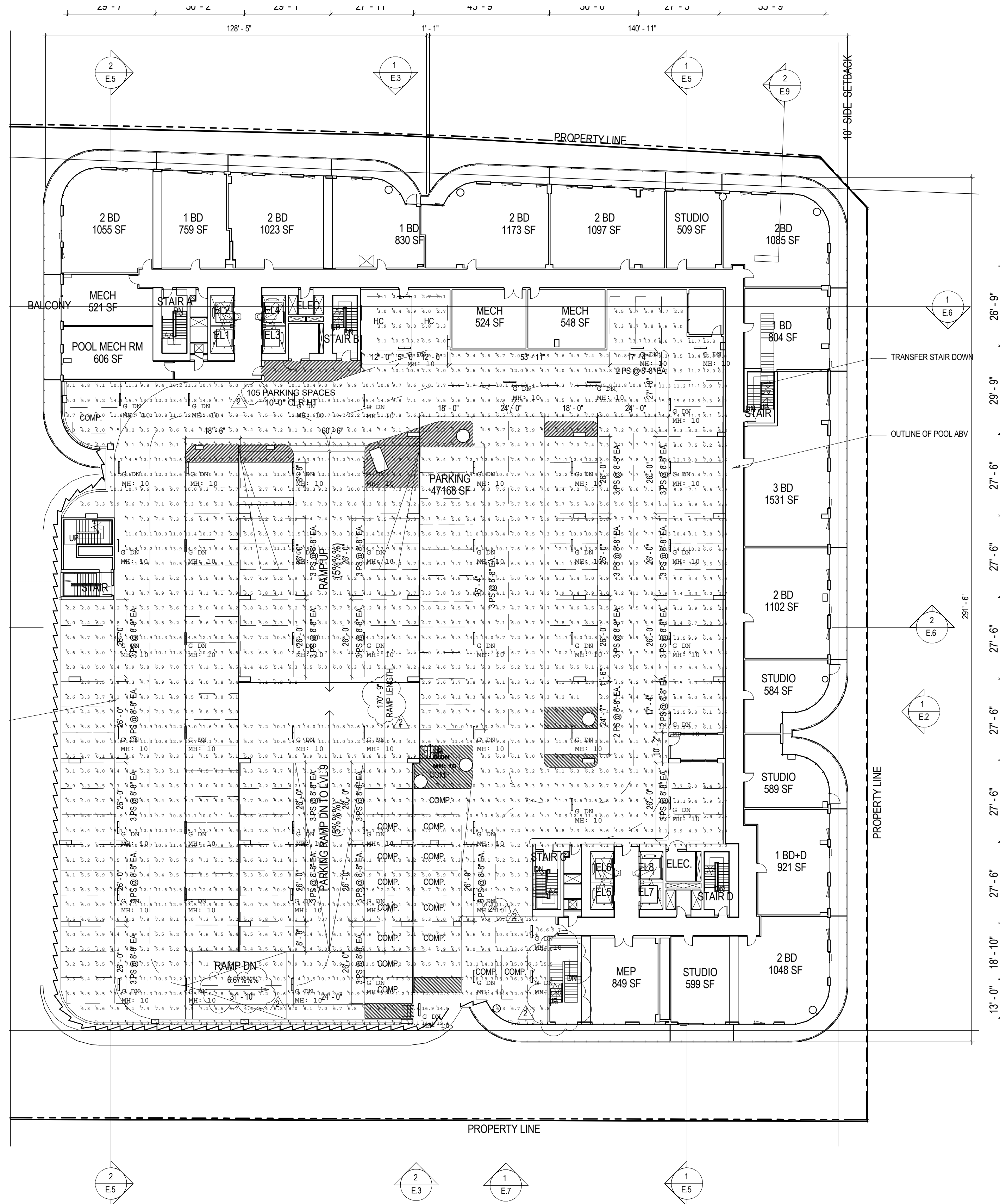
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⌈	58	G DN	BEGHELLI	B5100LE84PGHTR0W740120V-277V-	48.83	1,000	1,000	1,000	0.900	70	4060

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PG 8-9TH LEVEL	Fc	7.38	17.6	2.0	3.69	8.80

1 PHOTOMETRICS PLAN - LEVELS 08-09  
 1.6 SCALE: 3/64" = 1'-0"

PROJECT # 1775.00

PHOTOMETRICS LEVEL 10



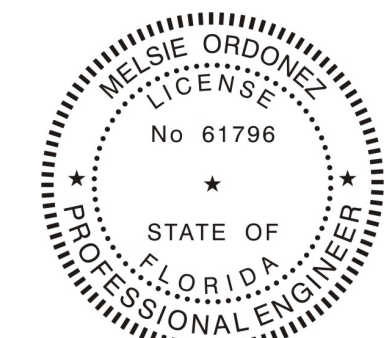
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 Fort Lauderdale, Florida



Stantec Architecture - LIC#: AA24000733  
 Evlira Freire-Santamaría, R.A. LIC#: 95213

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DRC APPLICATION  
 SUBMITTAL: 11/11/21  
 REV. 1: 02/18/22  
 REV. 2: 05/27/22



**1.7**

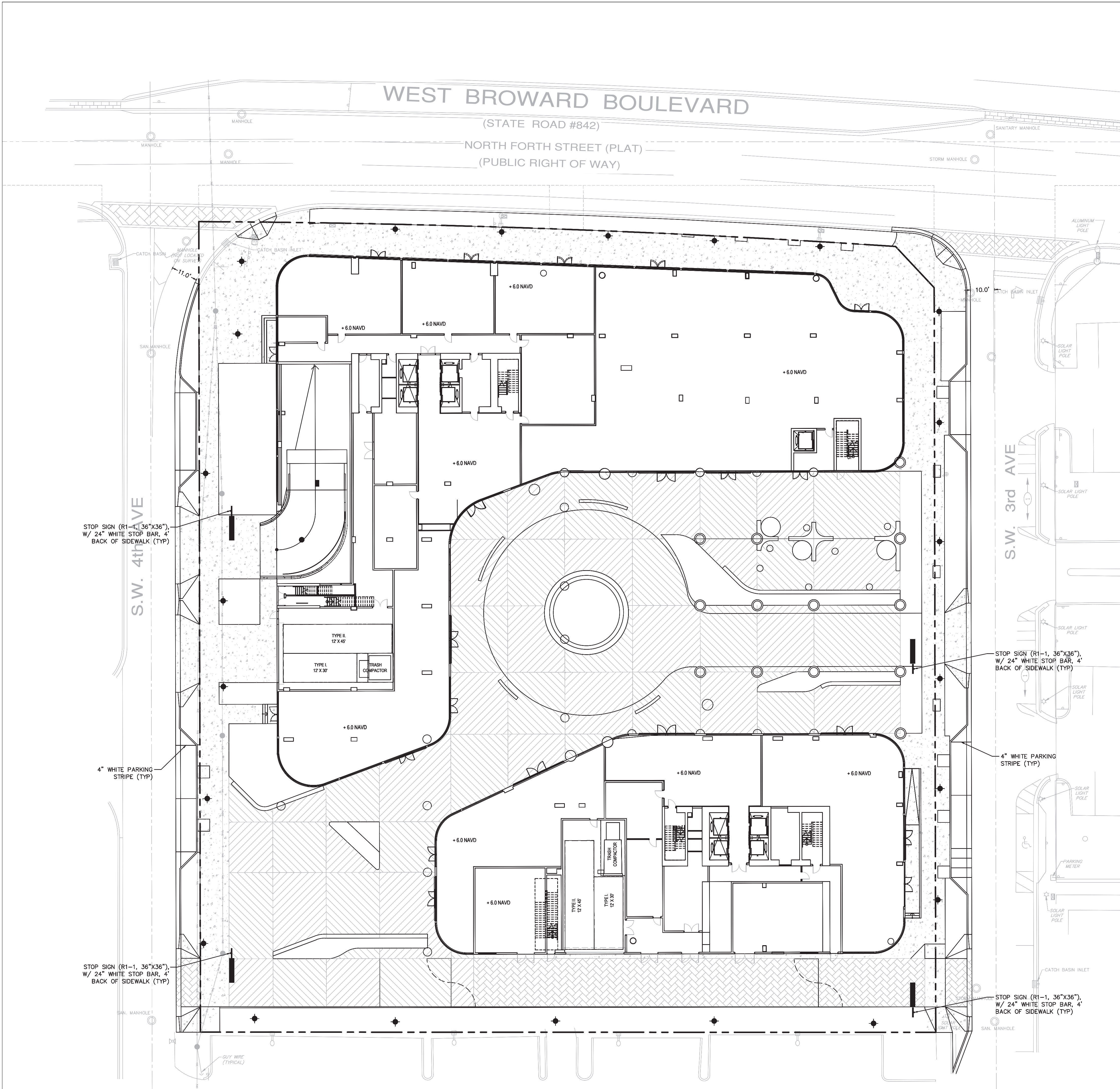
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[Symbol]	59	G DN	BEGHELLI	BS100LED4PGRHTRW740120V-277V-	49.63	1.000	1.000	1.000	0.900	70	4130

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Room_1_Floor	Fc	7.58	19.3	2.1	3.61	9.19

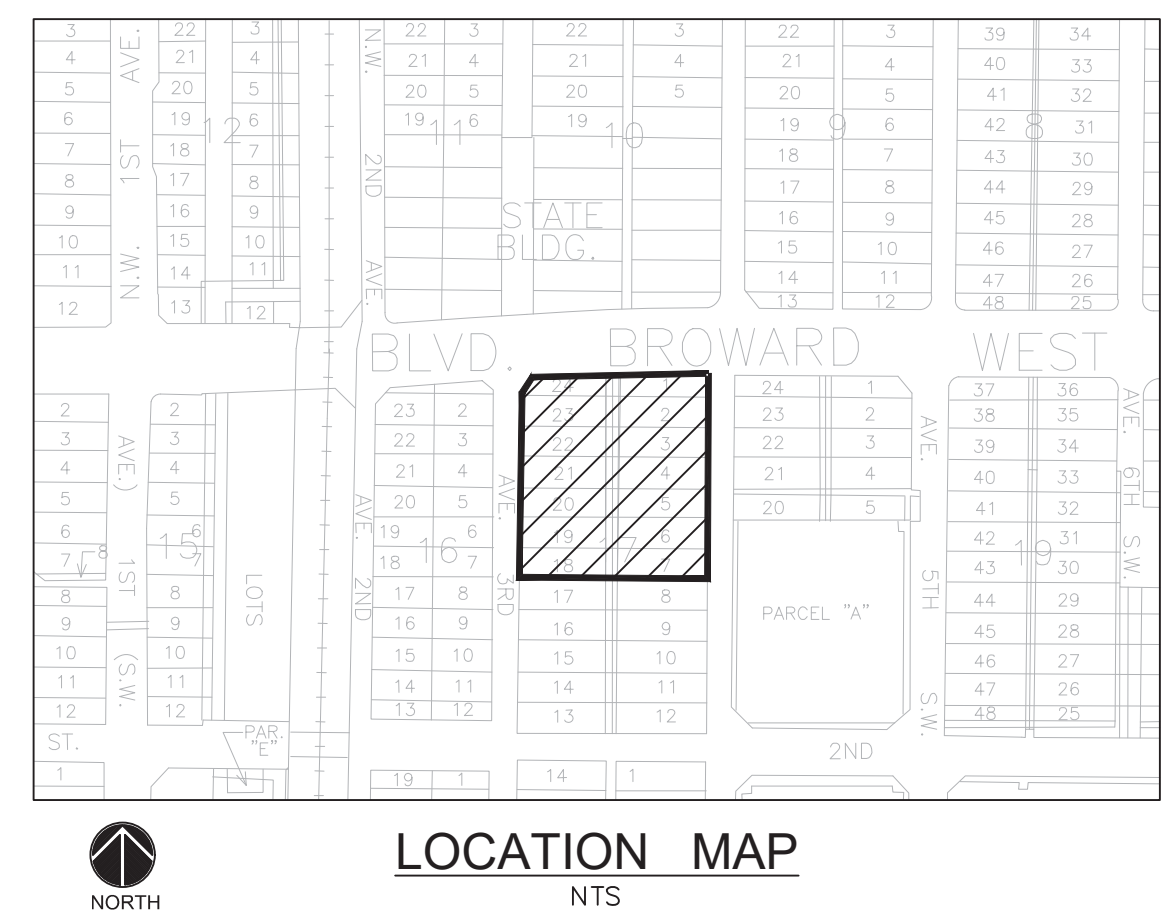
1 PHOTOMETRICS PLAN - LEVEL 10  
 SCALE: 3/64" = 1'-0"

PROJECT # 1775.00





- 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
  - W - WATER MAIN
  - FM - 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.

STOP SIGN (R1-1, 36"x36")  
W/ 24" WHITE STOP BAR, 4"  
BACK OF SIDEWALK (TYP)

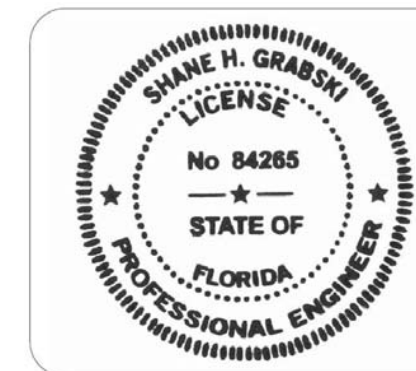
STOP SIGN (R1-1, 36"x36")  
W/ 24" WHITE STOP BAR, 4"  
BACK OF SIDEWALK (TYP)

4" WHITE PARKING STRIPE (TYP)

4" WHITE PARKING STRIPE (TYP)

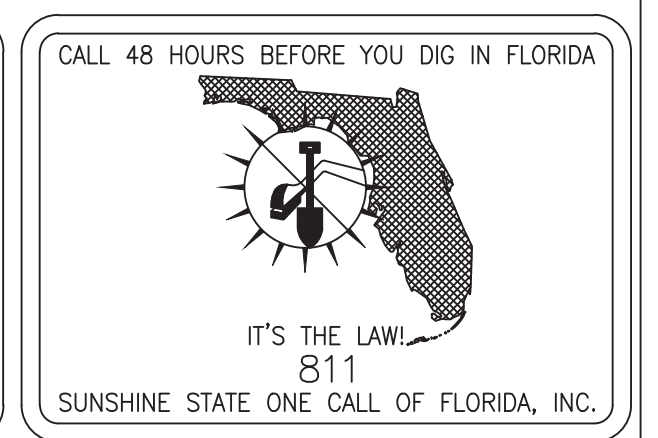
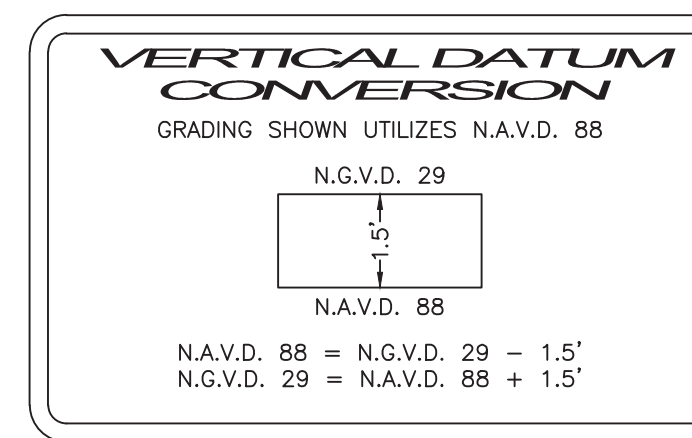
STOP SIGN (R1-1, 36"x36")  
W/ 24" WHITE STOP BAR, 4"  
BACK OF SIDEWALK (TYP)

STOP SIGN (R1-1, 36"x36")  
W/ 24" WHITE STOP BAR, 4"  
BACK OF SIDEWALK (TYP)



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Revisions	

Phase:  
DRC DOCUMENTS

**Shane H Grabski**

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DN: c=US, o=Flynn Engineering Services P.A.,  
dnQualifier=A0141000000178442, 3.1.4.100000404C, cn=Shane H Grabski  
Date: 2022.05.27 17:53:49 -0400

Scale:	Date
1"=20'	11/12/20
Job No.	Plot Date
21-1648.00	05/27/22
Drawn by	Sheet No.
SHC	<b>C1</b>
Proj. Mgr.	
SROD	
Appr. by	1 of 3
JMF	



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PRELIMINARY FLOOD ZONE ELEV. (6.0) NAVD  
CURRENT FLOOD ZONE AH ELEV. (5.0) NAVD  
ON FIRM MAP #12011C0557 J,  
DATED DECEMBER 31, 2019  
BROWARD COUNTY 100 YEAR  
3 DAY CONTOUR= ELEV. (5.5) NAVD  
AVERAGE WET SEASON  
WATER LEVEL= ELEV. (2.0) NAVD

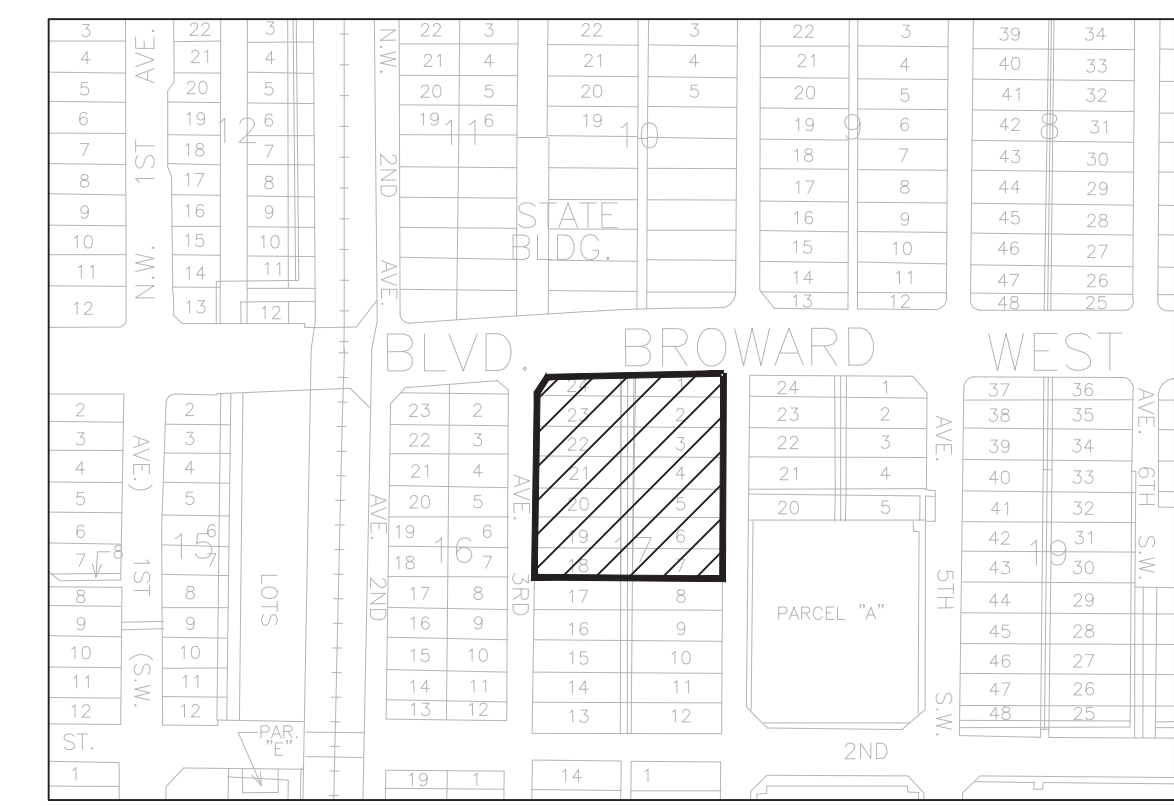
# WEST BROWARD BOULEVARD

(STATE ROAD #842)

NORTH FORTH STREET (PLAT)  
(PUBLIC RIGHT OF WAY)

## LEGEND:

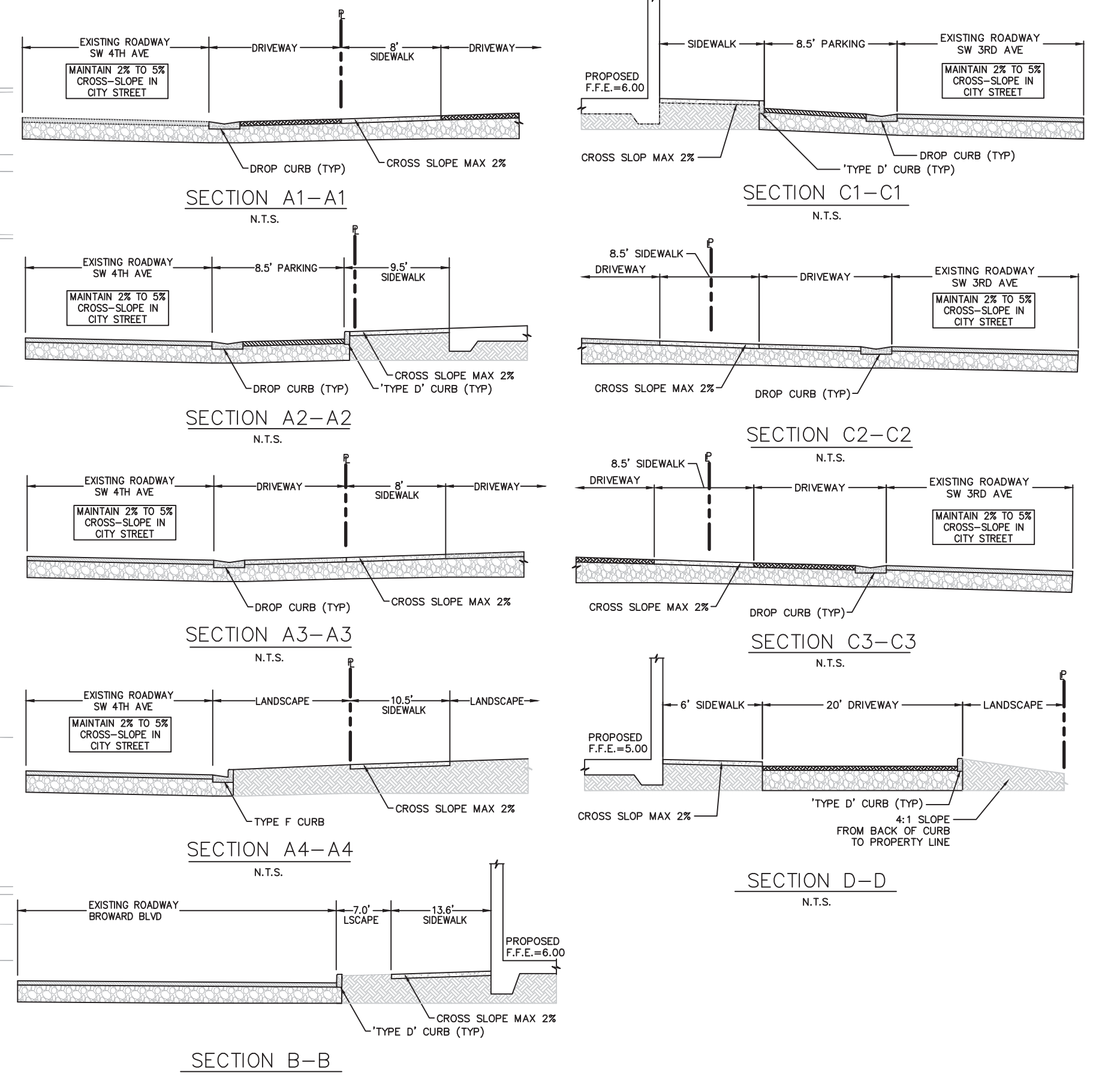
- PROPOSED ELEVATION (NAVD)
- EXISTING ELEVATION (NAVD)
- PROPOSED CATCH BASIN
- ⊥ PROPOSED PLUG
- ⊥ TEE
- ⊥ WATER METER
- ⊥ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- ⊥ REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- w - WATER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



LOCATION MAP  
NTS

## GRADING AND DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FORT LAUDERDALE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
4. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
5. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/ FINISHED GRADE.
6. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
7. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
8. 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).
9. 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.
10. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
11. 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.
12. 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.
13. 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.
14. SLOPE IN CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE. NOTIFY ENGINEER PRIOR TO CONSTRUCTION OF ANY GRADING THAT DOES NOT COMPLY WITH THIS REQUIREMENT.
15. SURVEY INFORMATION BASED ON SURVEY PROVIDED BY FORTIN, LEAVY, SKILES, INC. DATED AUGUST 5, 2021.
16. ELEVATIONS SHOWN ARE NAVD88.
17. FINAL RIM ELEVATIONS FOR THE DRAINAGE STRUCTURES WITHIN THE GARAGE TO BE BASED ON ARCHITECT'S GRADING PLAN.



**VERTICAL DATUM CONVERSION**  
GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

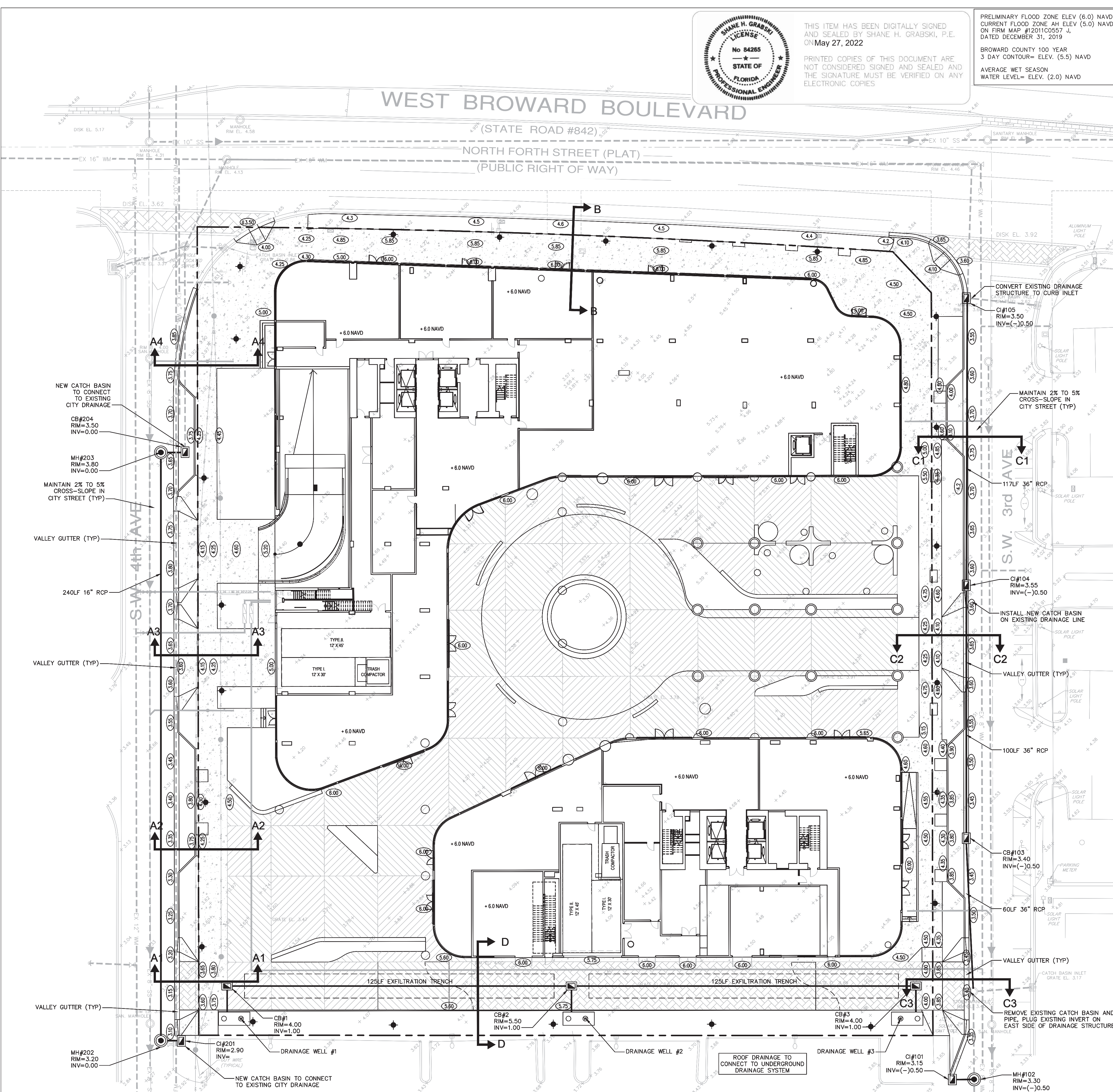
1' = 1"

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'

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



Revisions

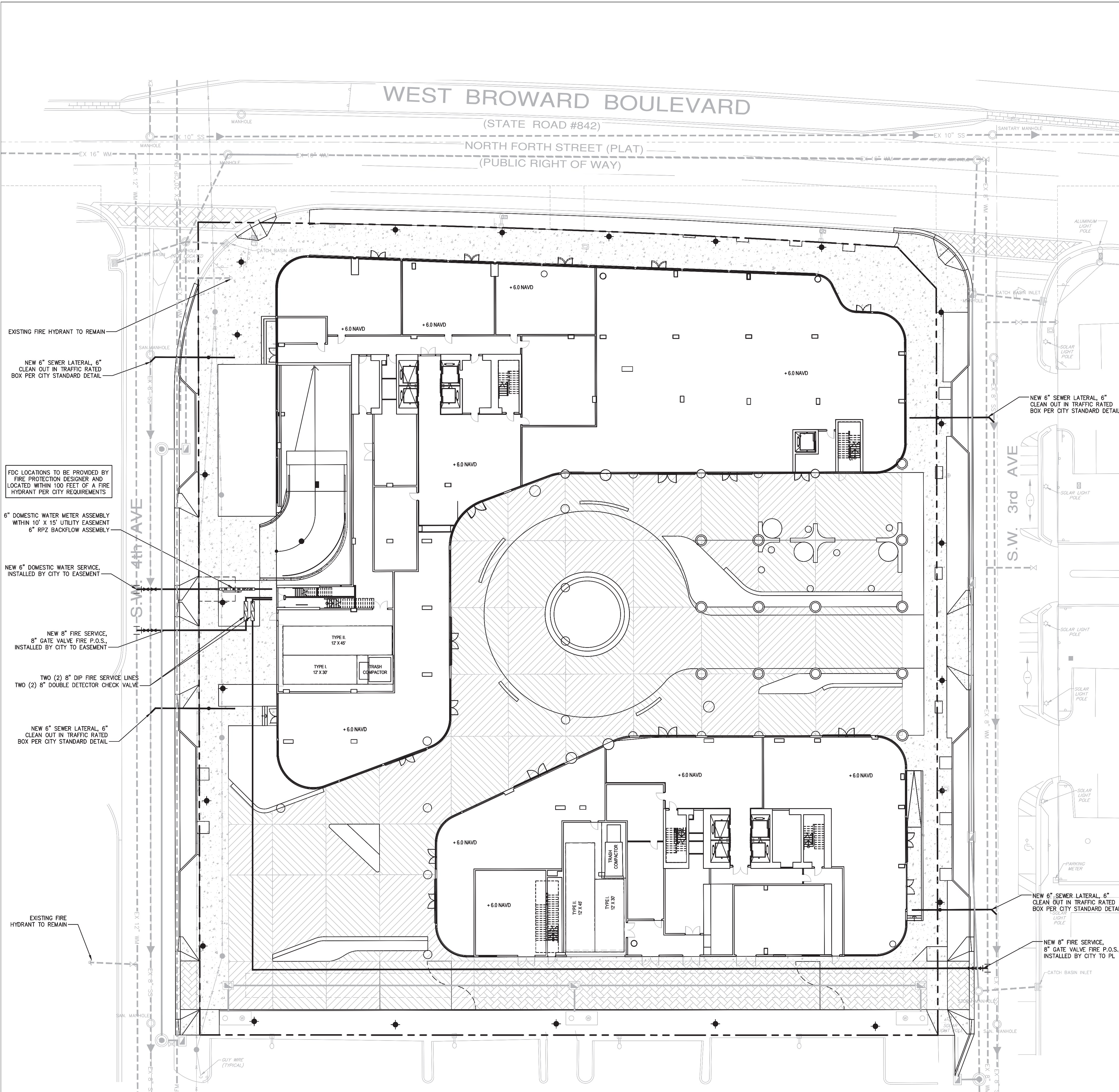
No.	Description	Date

Phase:  
DRC  
DOCUMENTS

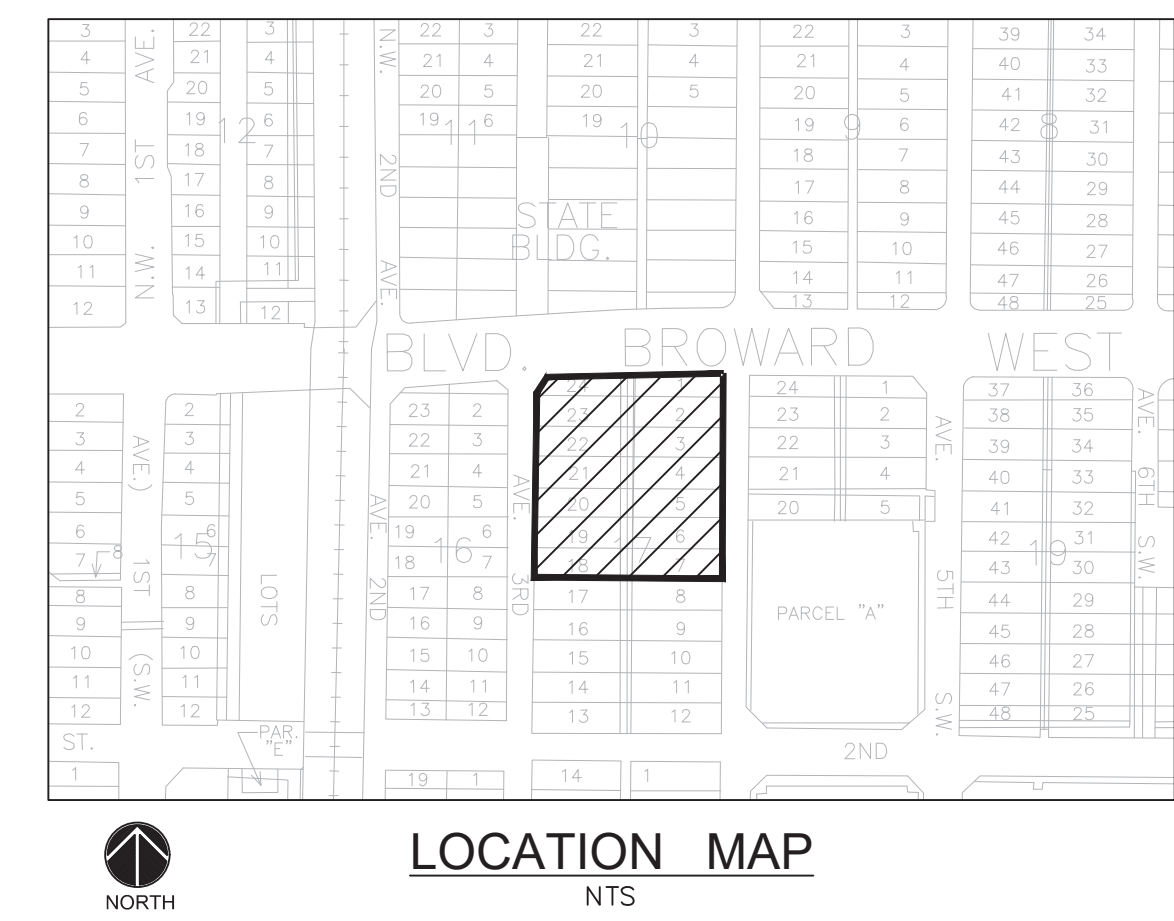
**Shane H Grabski**

Digitally signed by Shane H Grabski  
DN: c=US, o=Flynn Engineering Services P.A.,  
ou=Qualifier=AKC, cn=Shane H Grabski  
Date: 2022.05.27 17:54:35 -0400

Scale: 1"=20'  
Job No. 21-1648.00  
Date: 11/12/20  
Plot Date: 05/27/22  
Drawn by: SHG  
Proj. Mgr.: SR0D  
Sheet No.: C2  
Appr. by: JMF  
Page 2 of 3

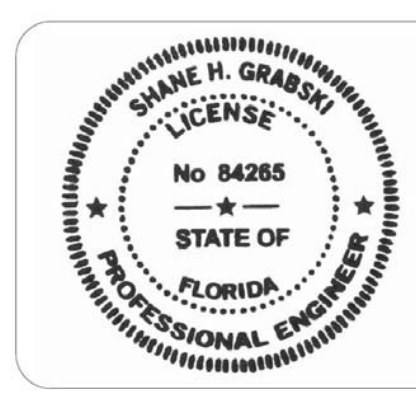


- LEGEND:**
- ⊙ PROPOSED ELEVATION (NAVD)
  - ⊙ EXISTING ELEVATION (NAVD)
  - ▣ PROPOSED CATCH BASIN
  - ⌊ PROPOSED PLUG
  - ⊥ TEE
  - ⊕ WATER METER
  - ⊗ DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
  - ⊗ REDUCED PRESSURE BACKFLOW PREVENTOR
  - ➔ DIRECTIONAL FLOW ARROW AND GRAVITY SEWER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



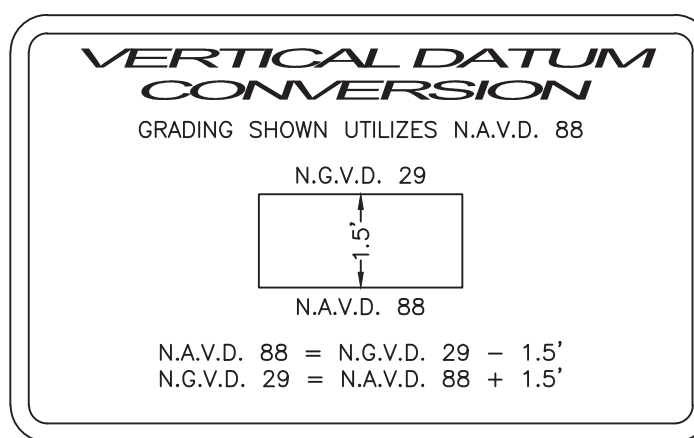
**WATER AND SEWER NOTES:**

1. CONTRACTOR SHALL PROVIDE FITTINGS (WES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
2. 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 RECORD ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.
3. 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.
4. 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.
5. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
6. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION UNLESS OTHERWISE NOTED. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.
7. 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.
8. 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.
9. 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.
10. FIRE LINES TO BE INSPECTED BY A CERTIFIED FIRE LINE INSPECTOR.
11. 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.
12. CORING INTO EXISTING MANHOLE MAY RESULT IN COMPLETE RECONSTRUCTION OF EXISTING MANHOLE AT CONTRACTOR'S EXPENSE IF MANHOLE IS IN A DETERIORATED CONDITION.
- \*13. ON-SITE MANHOLES TO HAVE STANDARD SANITARY SEWER USF 420 COVER.
14. THE MINIMUM COVER DEPTHS FOR PVC AND DIP SEWER MAINS ARE RESPECTIVELY 36 INCHES AND 30 INCHES.
15. EXFILTRATION TESTING AND LAMPING OF THE GRAVITY SEWER SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE PROJECT.



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Revisions

No.	Description

Phase:  
DRC  
DOCUMENTS

**Shane H Grabski**

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DN: c=US, o=Flynn Engineering Services P.A.,  
cn=Shane H Grabski

Date: 2022.05.27 17:55:27 -0400

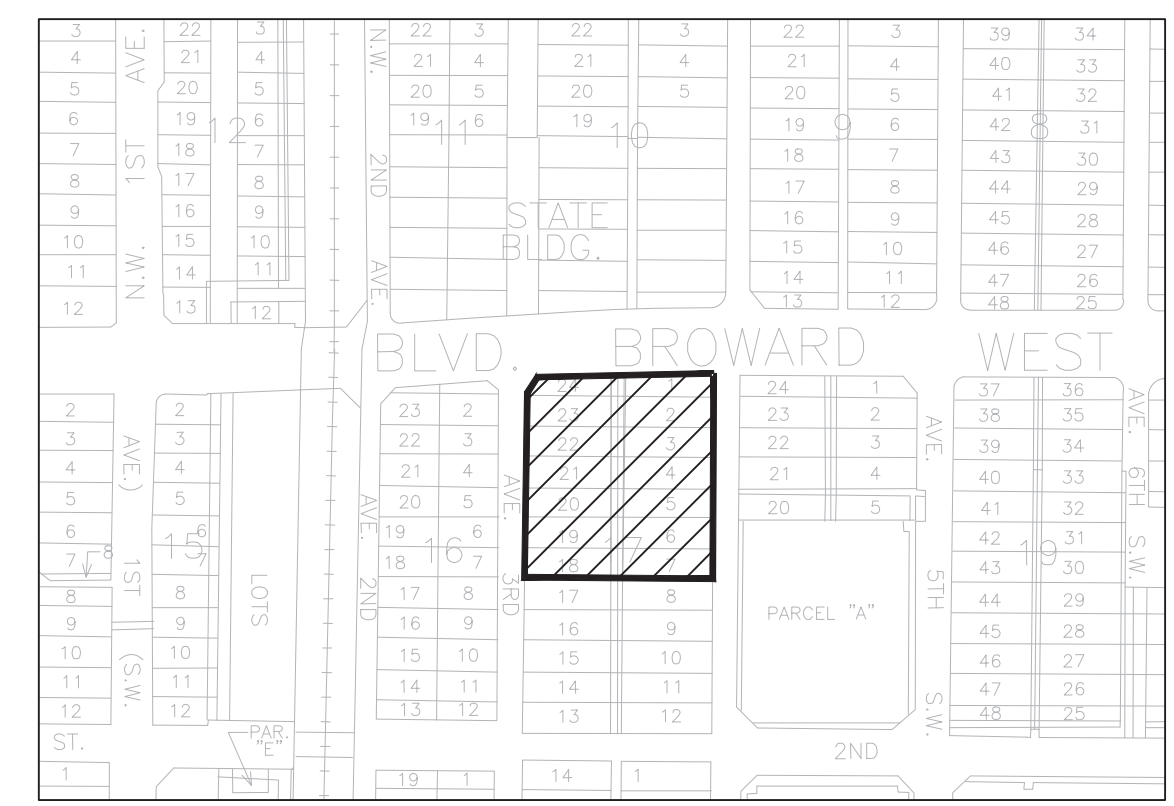
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Job No.	Plot Date
21-1648.00	05/27/22
Drawn by	Sheet No.
SHG	C3
Proj. Mgr.	SROD
SR0D	
Appr. by	
JMF	3 of 3

# WEST BROWARD BOULEVARD

(STATE ROAD #842)  
NORTH FORTH STREET (PLAT)  
(PUBLIC RIGHT OF WAY)

### ESC NOTES:

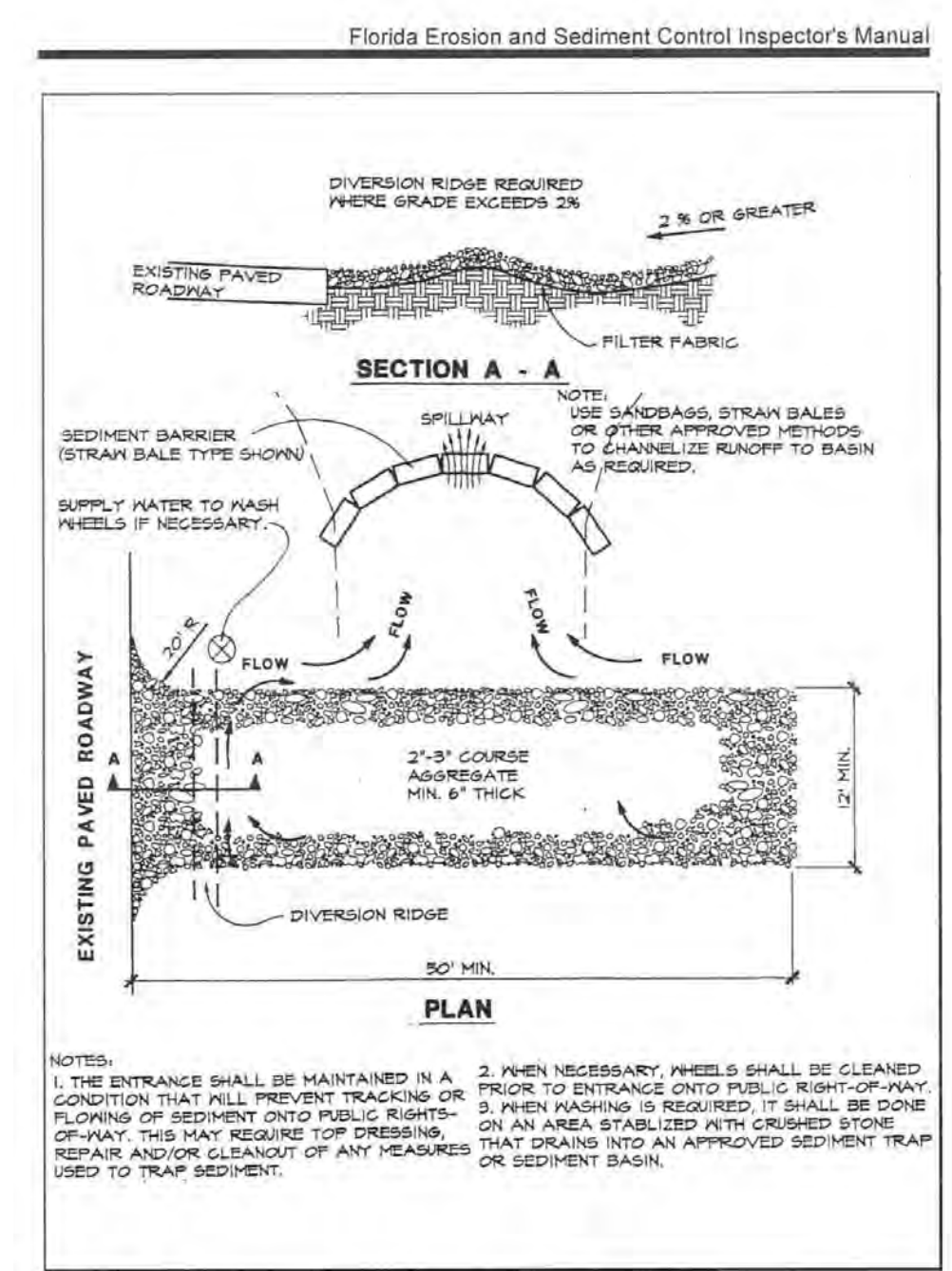
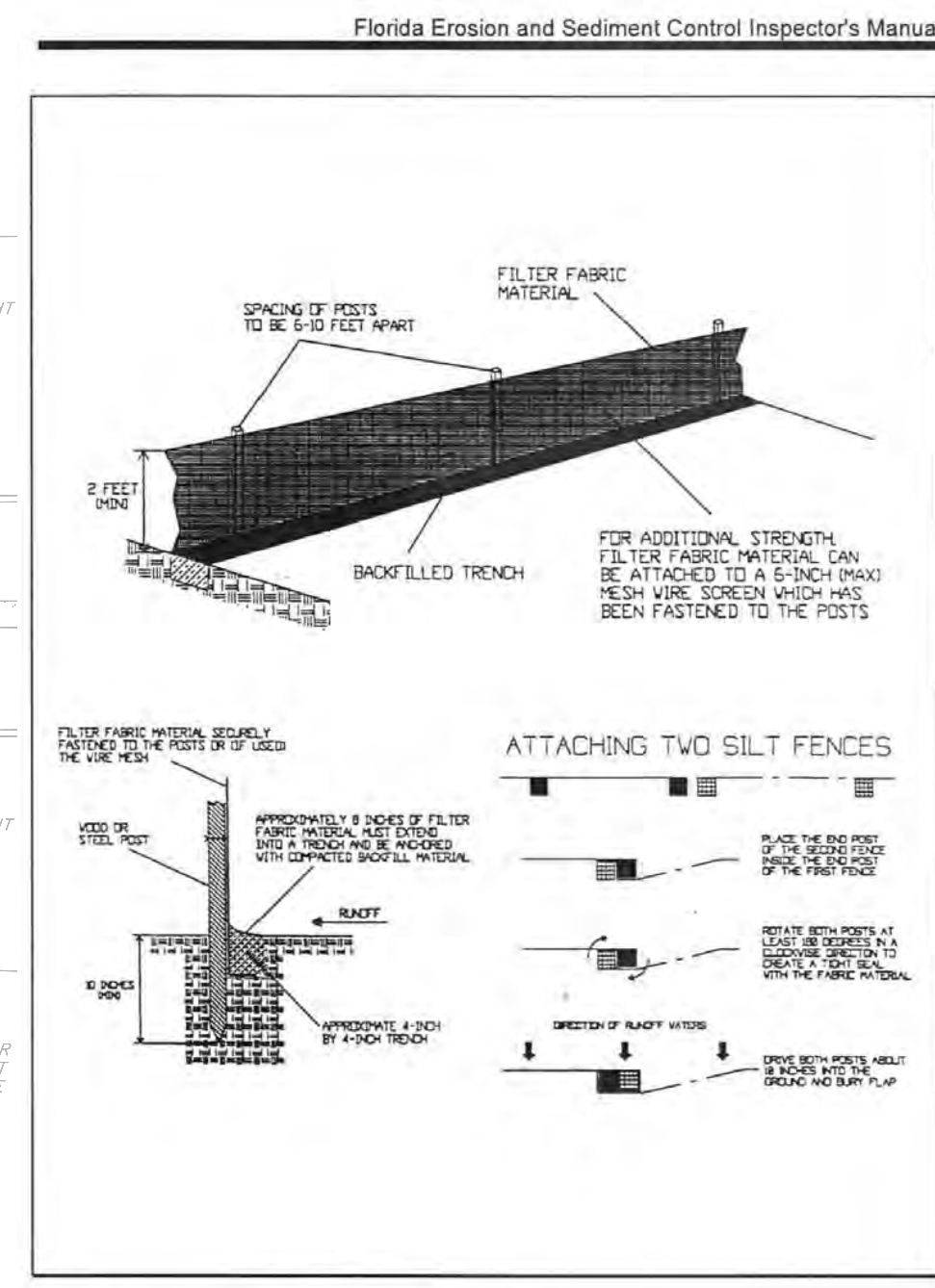
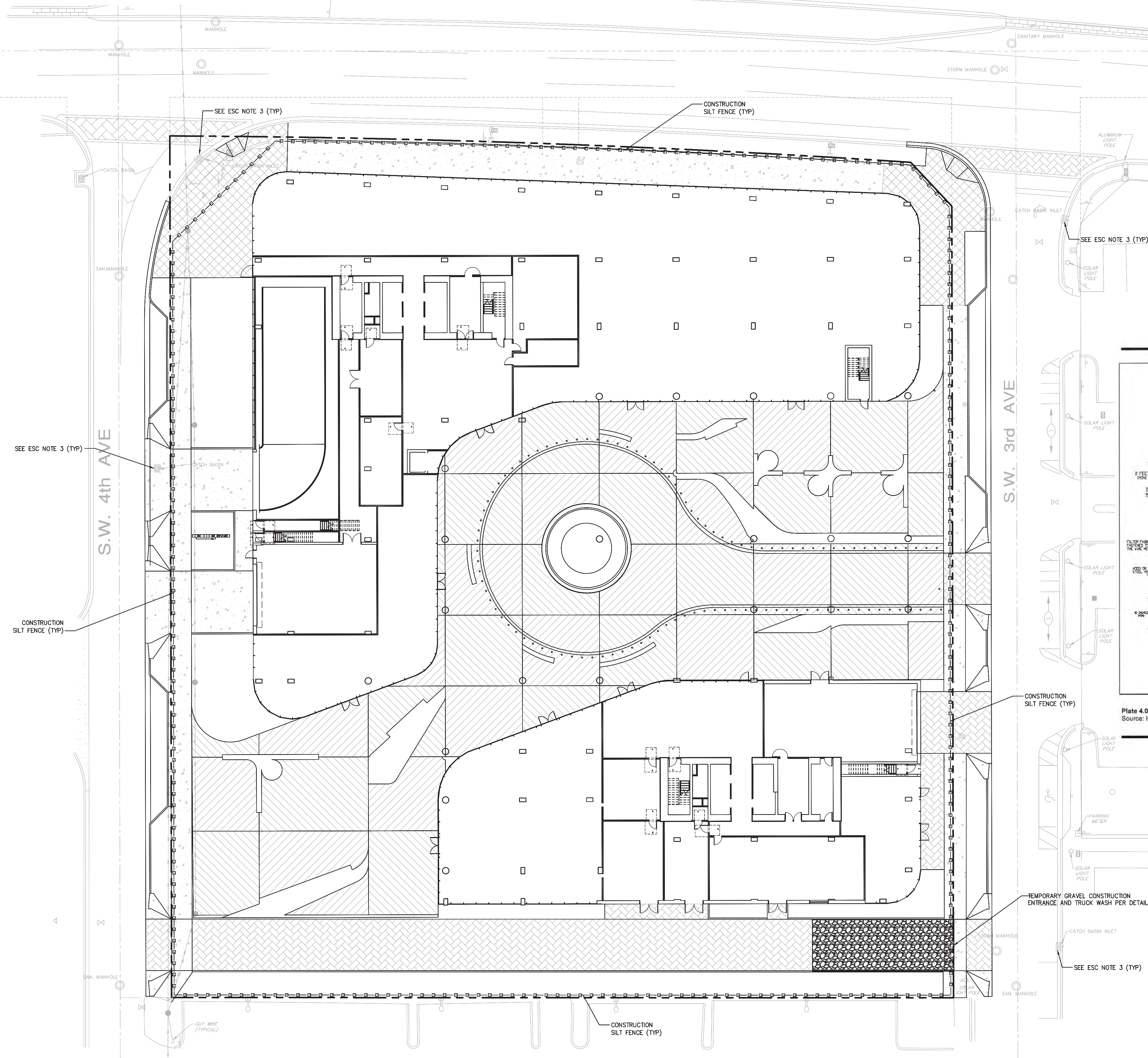
- THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL. SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
- AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES IS ALLOWED.
- DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
- PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROJECT AREA.
- ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEEPED UP IMMEDIATELY.
- SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
- PRIOR TO START OF CONSTRUCTION, AN ENGINEERING ROUGH INSPECTION MUST BE SCHEDULED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY AND SO INSPECTOR CAN MONITOR SITE FOR CONSTRUCTION MITIGATION. TO REQUEST AN INSPECTION, PLEASE CALL (954) 828-5191.



**LOCATION MAP**  
NTS

**LEGEND:**

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



**NPDES**

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)), 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES



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**VERTICAL DATUM CONVERSION**

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

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'

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

**FLYNN ENGINEERING**

241 COMMERCIAL BLVD., LAUDERDALE-BY-SEA, FL 33308  
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM  
EPI # 6578

Sheet Title  
**EROSION & SEDIMENT CONTROL PLAN**

Job Title  
**300 W BROWARD BLVD**  
FORT LAUDERDALE, FLORIDA 33312



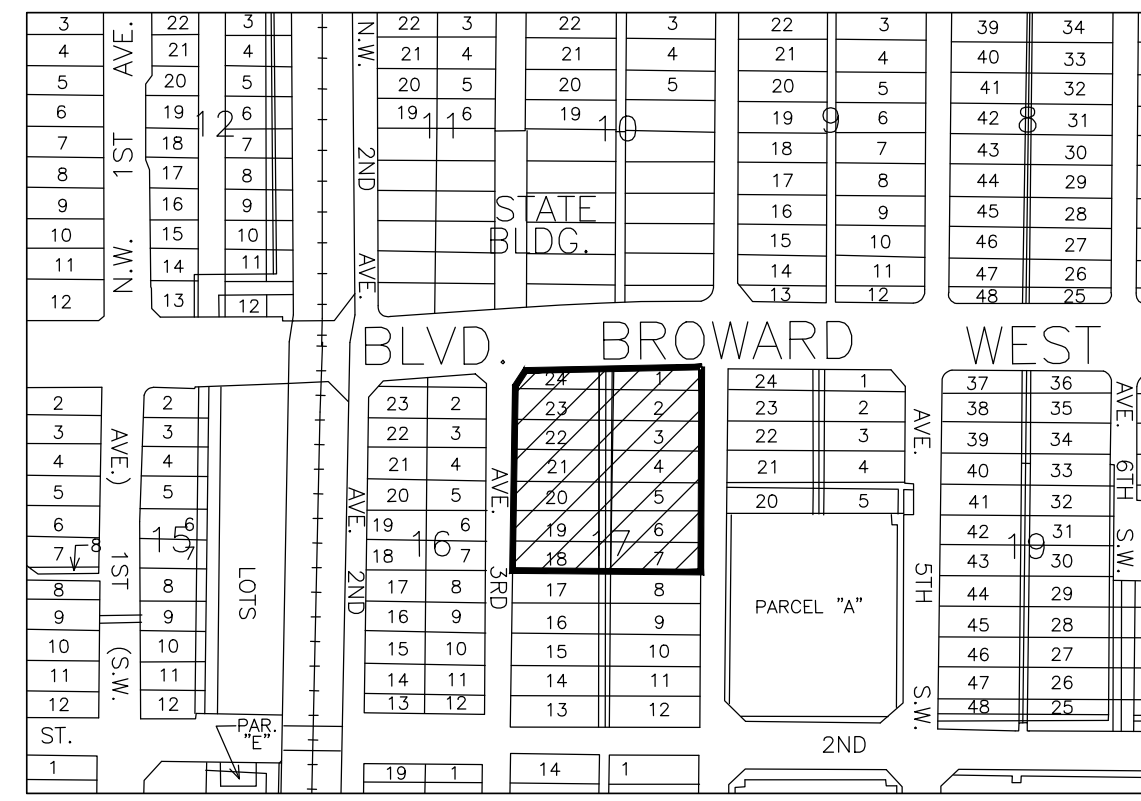
Revisions


Phase:  
DRC  
DOCUMENTS

**Shane H Grabski**

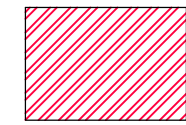
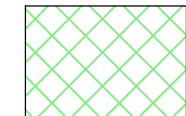
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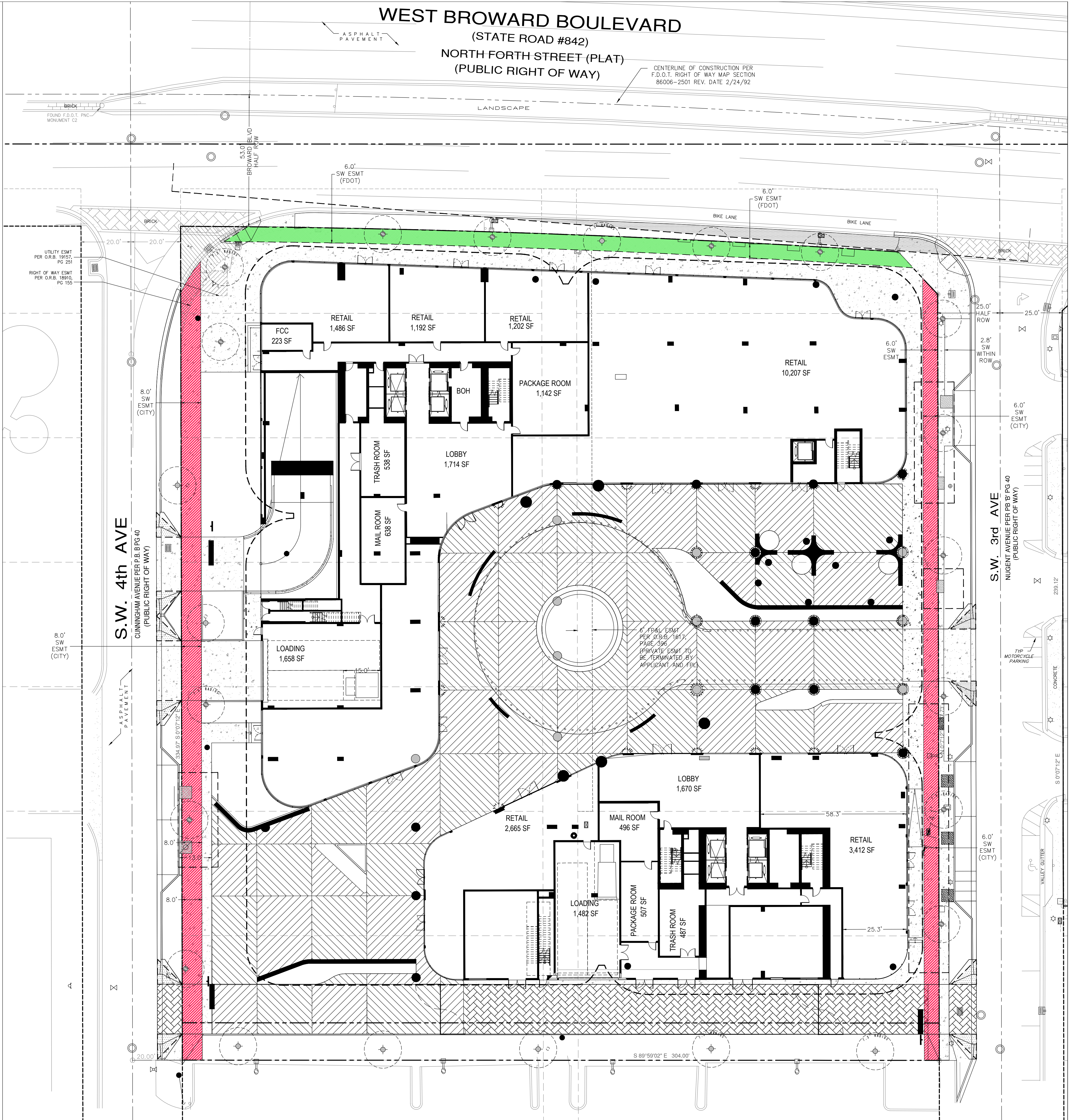
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Drawn by:	Sheet No.:
SHC	ESC
Proj. Mgr.:	Appr. by:
SROD	JMF
	- of 3



LOCATION MAP  
NTS

**SIDEWALK EASEMENT**

-  SIDEWALK EASEMENT (CITY)
-  SIDEWALK EASEMENT (FDOT)



**WEST BROWARD BOULEVARD**  
(STATE ROAD #842)  
NORTH FORTH STREET (PLAT)  
(PUBLIC RIGHT OF WAY)

CENTERLINE OF CONSTRUCTION PER  
F.D.O.T. RIGHT OF WAY MAP SECTION  
86006-2501 REV. DATE 2/24/92

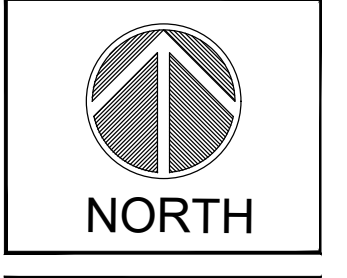
**S.W. 4th AVE**  
CUNNINGHAM AVENUE PER P.B. BRG 40  
(PUBLIC RIGHT OF WAY)

**S.W. 3rd AVE**  
NUGENT AVENUE PER P.B. BRG 40  
(PUBLIC RIGHT OF WAY)



Sheet Title  
**SIDEWALK EASEMENT EXHIBIT**

Job Title  
**300 W BROWARD BLVD**  
FORT LAUDERDALE, FLORIDA 33312



Revisions

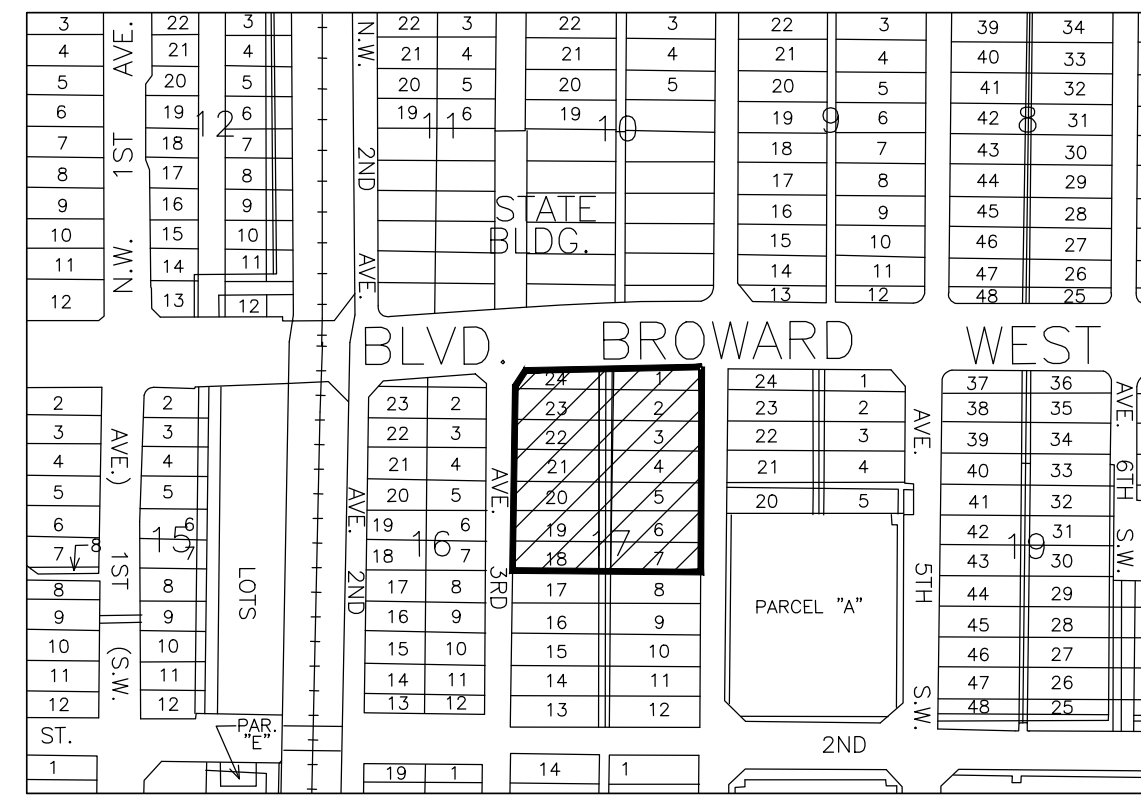
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DRC #JUDP-S21052  
DOCUMENTS

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Job No. 21-1648.00	Plot Date: 05/28/22
Drawn by: SROD	Sheet No. <b>X2</b>
Proj. Mgr. SROD	Appr. by: JMF
	1 of 1

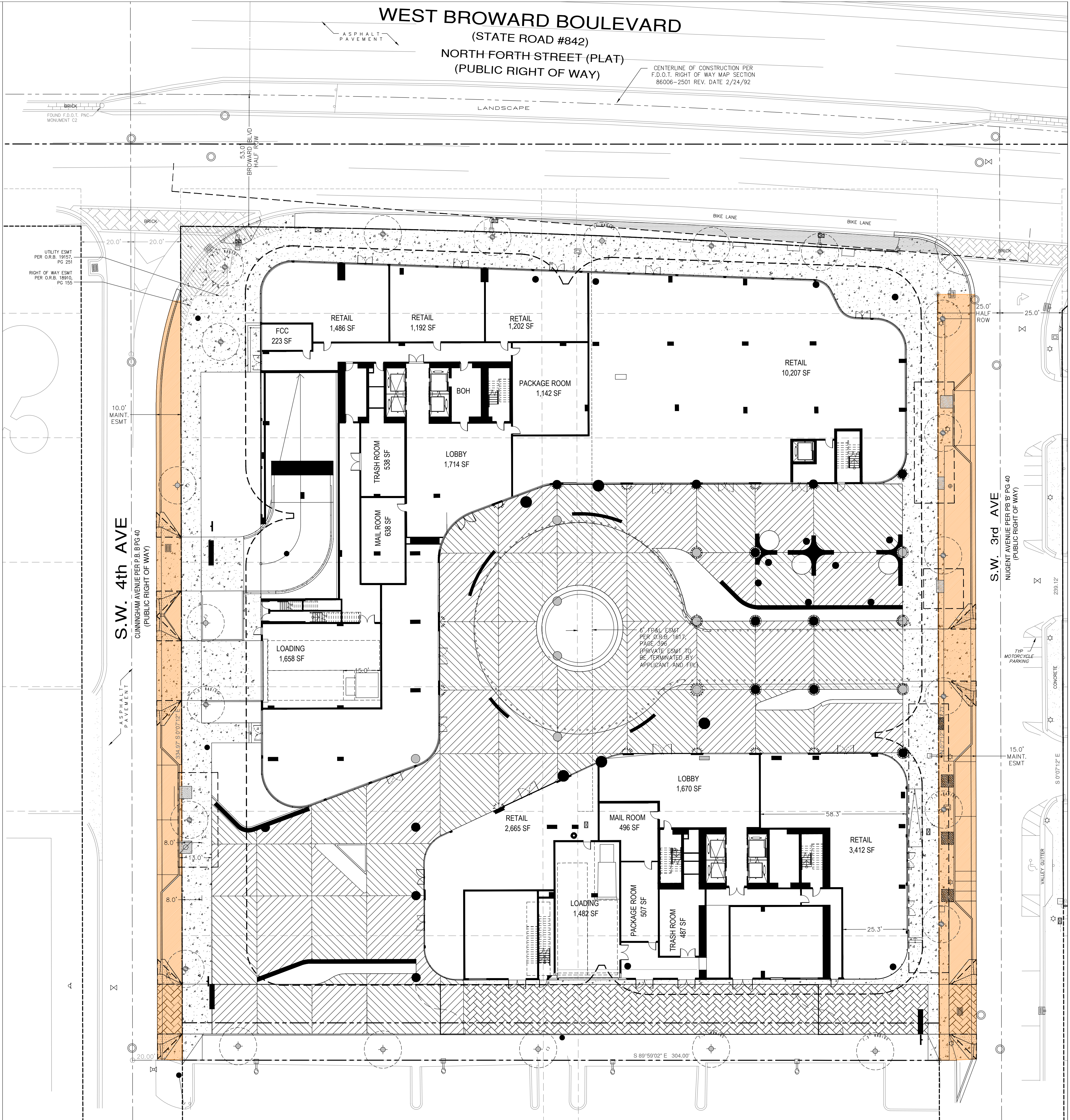
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May 28, 2022 - 10:58am



LOCATION MAP  
NTS



 MAINTENANCE AGREEMENT (CITY)



WEST BROWARD BOULEVARD  
(STATE ROAD #842)

NORTH FORTH STREET (PLAT)  
(PUBLIC RIGHT OF WAY)

CENTERLINE OF CONSTRUCTION PER  
F.D.O.T. RIGHT OF WAY MAP SECTION  
86006-2501 REV. DATE 2/24/92

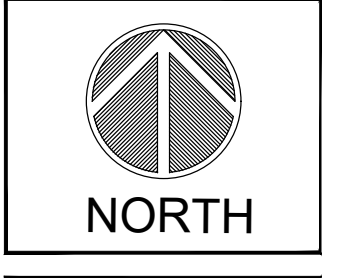
S.W. 4th AVE  
CUNNINGHAM AVENUE PER P.B. BRG 40  
(PUBLIC RIGHT OF WAY)

S.W. 3rd AVE  
NUGENT AVENUE PER P.B. BRG 40  
(PUBLIC RIGHT OF WAY)



Sheet Title  
**MAINTENANCE EXHIBIT**

Job Title  
**300 W BROWARD BLVD**  
FORT LAUDERDALE, FLORIDA 33312



Revisions

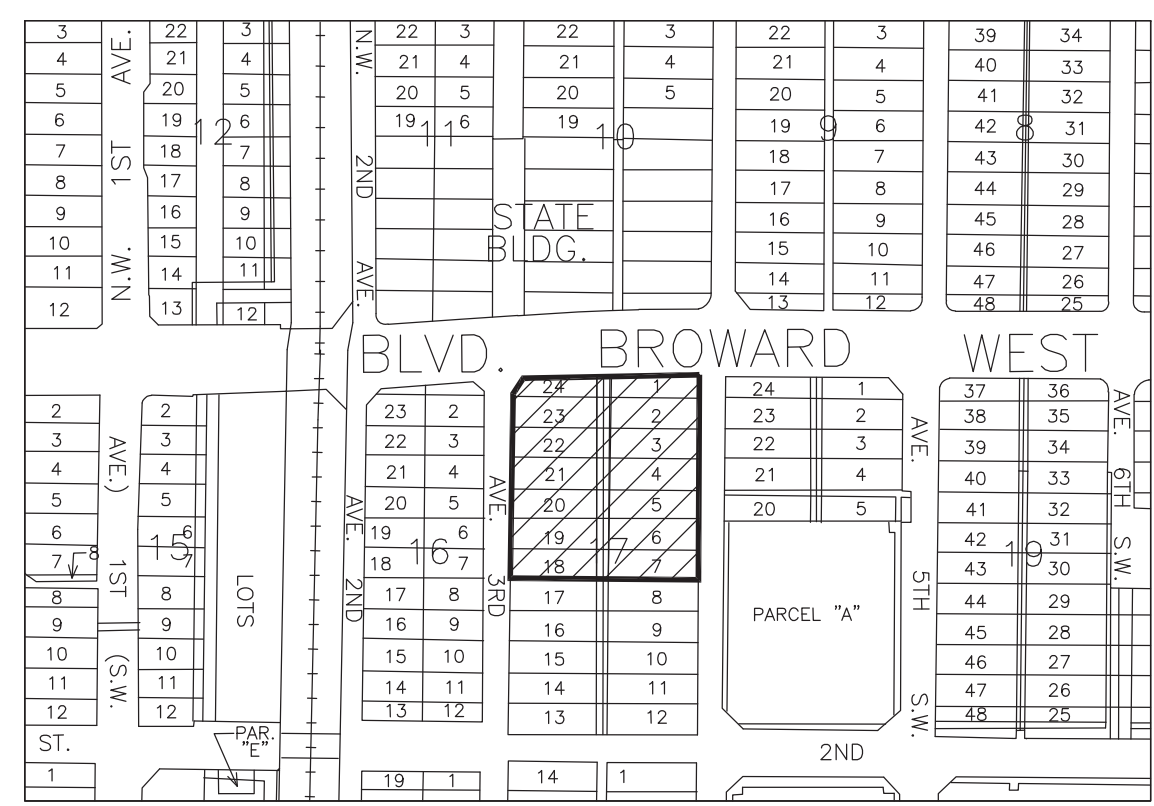
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Phase:  
DRC #JDP-S21052  
DOCUMENTS

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Job No. 21-1648.00	Plot Date: 05/27/22
Drawn by: SROD	Sheet No. <b>X3</b>
Proj. Mgr. SROD	Appr. by: JMF
	1 of 1

Drawing name: F:\2021 Jobs\21-1648.00 300 W. Broward Blvd\21-1648.00 SITE.dwg  
May 21, 2022 - 7:05pm



LOCATION MAP  
NTS

- AREA EXCLUDED FROM OPEN SPACE
- PERVIOUS AREA IN OPEN SPACE
- PERVIOUS AREA WITHIN R.O.W.

**OPEN SPACE - PROVIDED**

	AREA:	CREDIT:	PROVIDED:
ON-SITE	35,758 SF	100%	41,991 SF
ROW 50% CREDIT	2,263 SF	50%	1,132 SF
AMENITY DECK (ABOVE GRADE)	42,247 SF	100%	42,247 SF
			<b>85,370 SF</b>

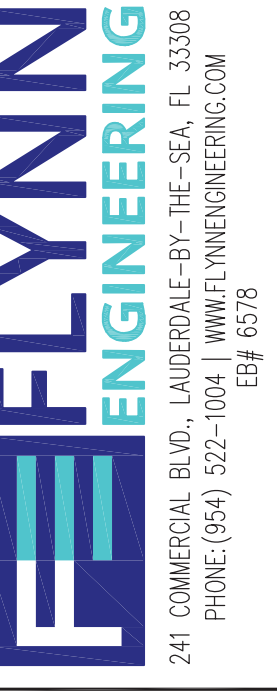
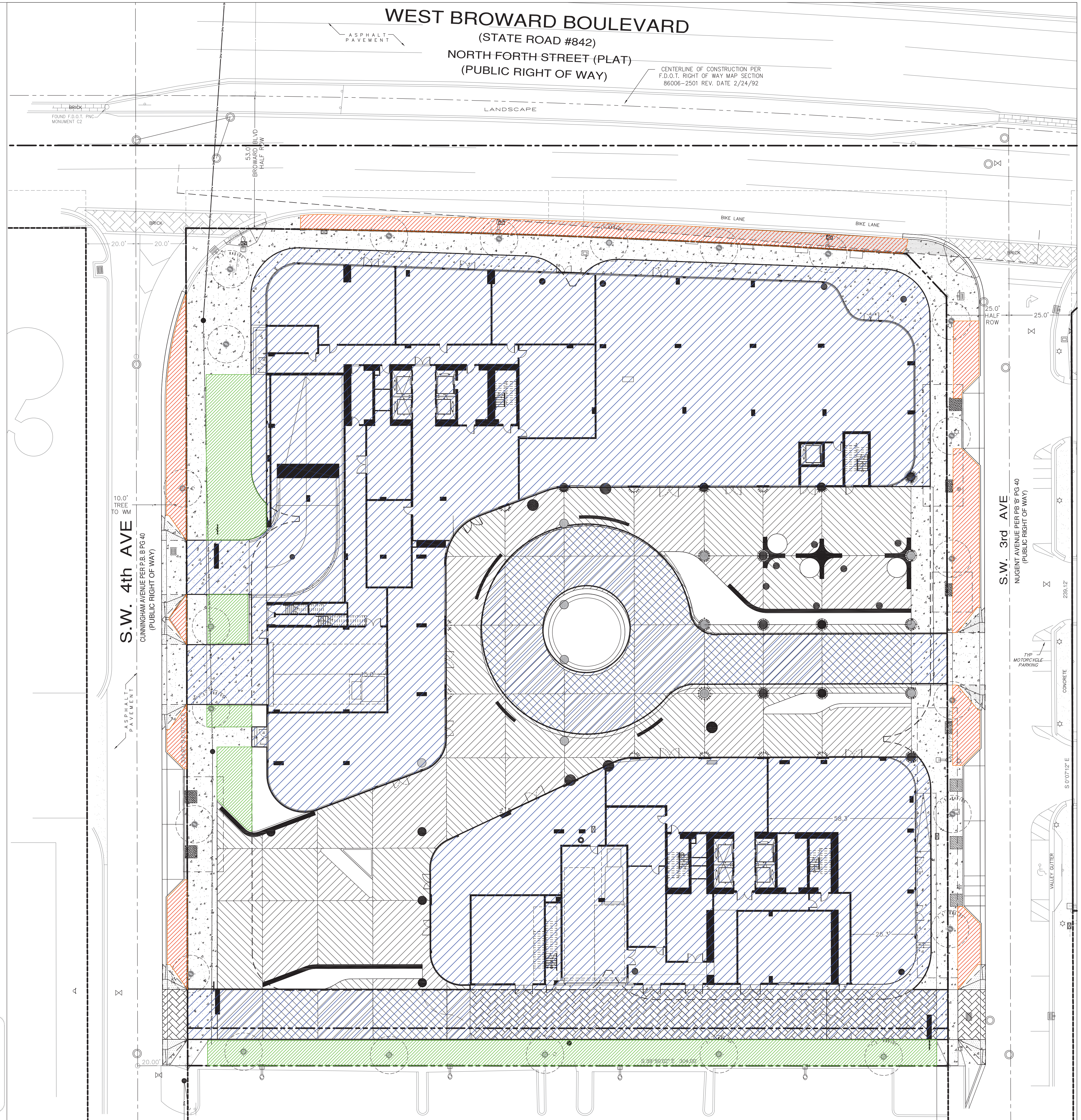
**OPEN SPACE - REQUIRED**

		REQUIRED:	PROVIDED:
GROSS AREA (10%)	133,901 SF	13,390 SF	85,370 SF
PERVIOUS AREA IN OPEN SPACE (25% REQ.)		3,348 SF	5,133 SF*
* ABOVE GRADE PERVIOUS NIC			
OPEN SPACE @ GRADE (40% REQUIRED)		5,356 SF	41,991 SF



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Sheet Title  
**OPEN SPACE EXHIBIT**

Job Title  
**300 W BROWARD BLVD**  
FORT LAUDERDALE, FLORIDA 33312



Revisions

No.	Description

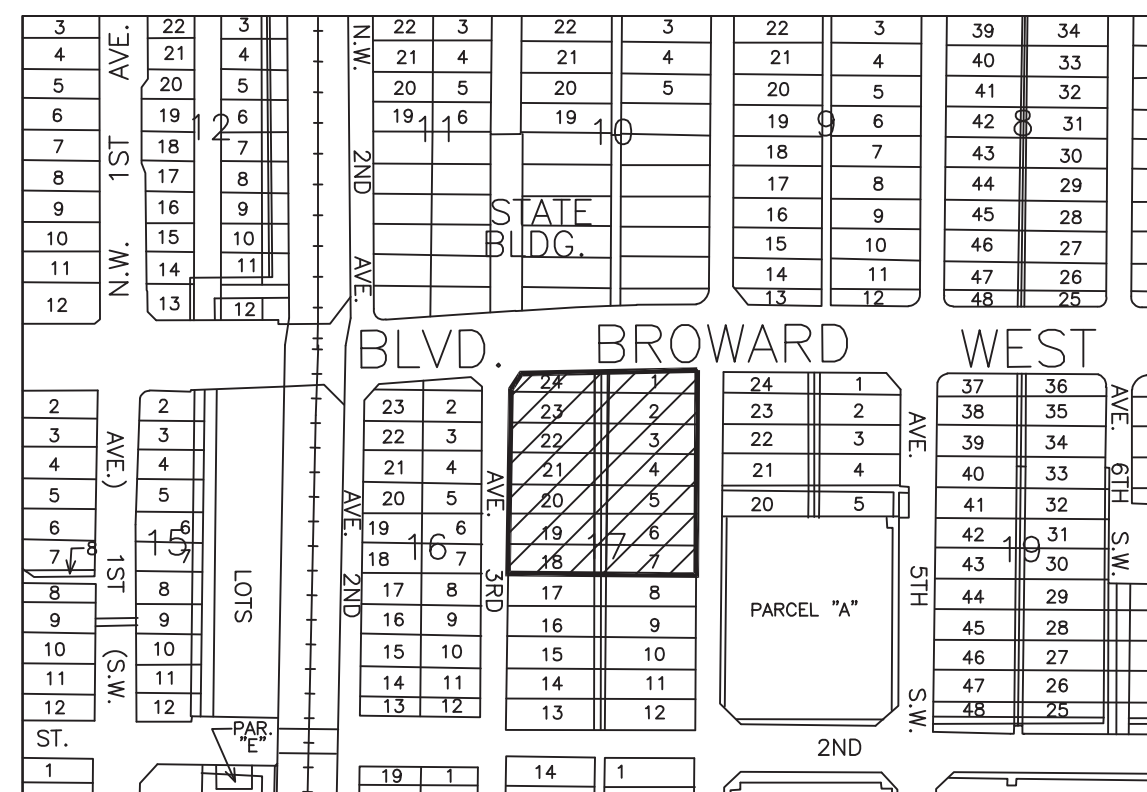
Phase:  
DRC #JDP-S21052  
DOCUMENTS

**Shane H Grabski**

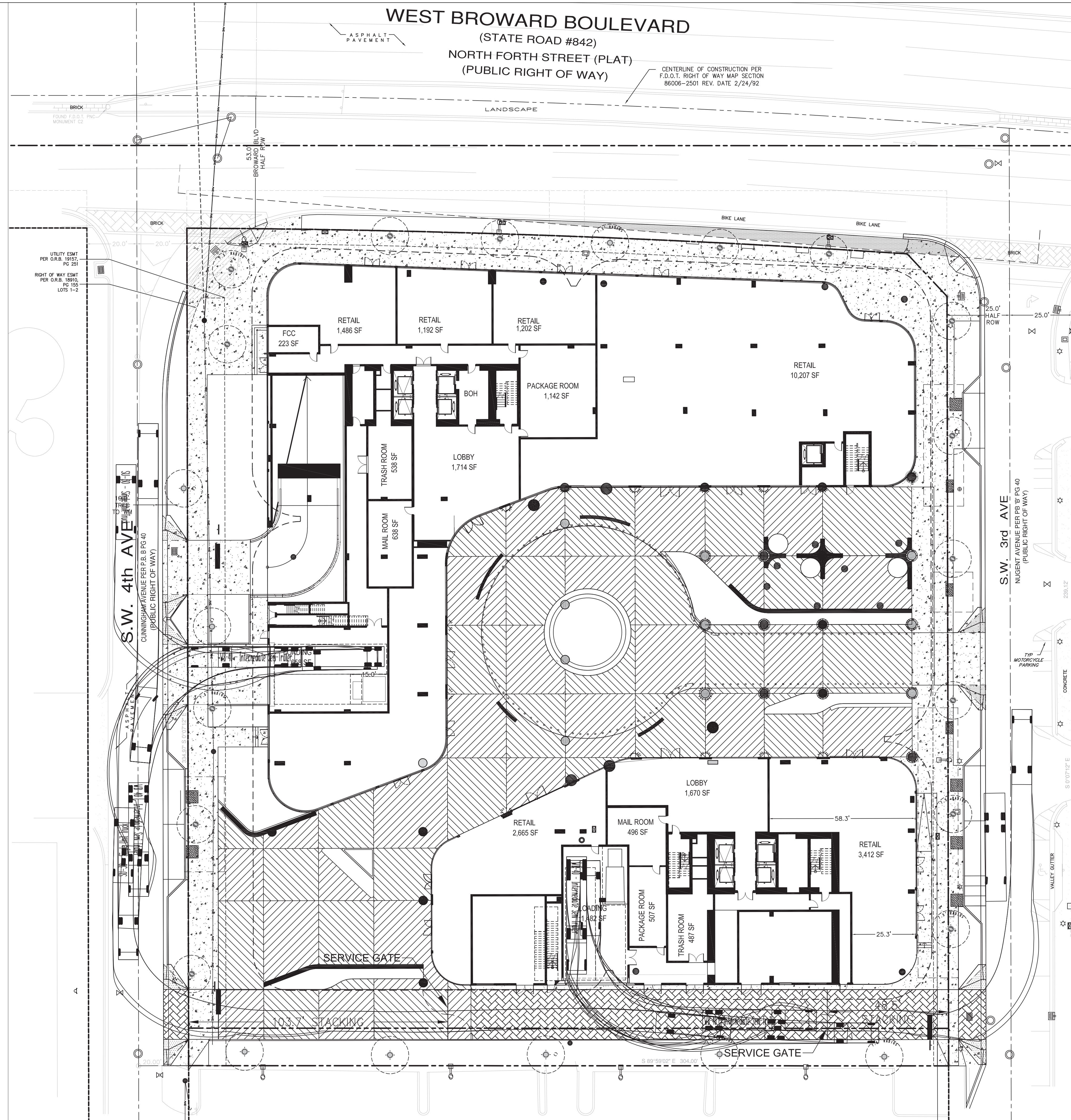
Digitally signed by Shane H Grabski  
DN: c=US, o=Flynn Engineering Services P.A., email=shane@flynnengineering.com, cn=Shane H Grabski  
Date: 2022.05.27 17:56:06 -0400

Scale:	Date:
1"=20'	11/12/20
Job No.	Plot Date
21-1648.00	05/27/22
Drawn by:	Sheet No.
SROD	X4
Proj. Mgr.:	
SROD	
Appr. by:	1 of 1
JMF	

Drawing name: F:\2021 Jobs\21-1648.00 300 W. Broward Blvd\21-1648.00 SITE.dwg  
May 27, 2022 - 5:35pm



LOCATION MAP  
NTS



WEST BROWARD BOULEVARD  
(STATE ROAD #842)

NORTH FORTH STREET (PLAT)  
(PUBLIC RIGHT OF WAY)

CENTERLINE OF CONSTRUCTION PER  
F.D.O.T. RIGHT OF WAY MAP SECTION  
86006-2501 REV. DATE 2/24/92

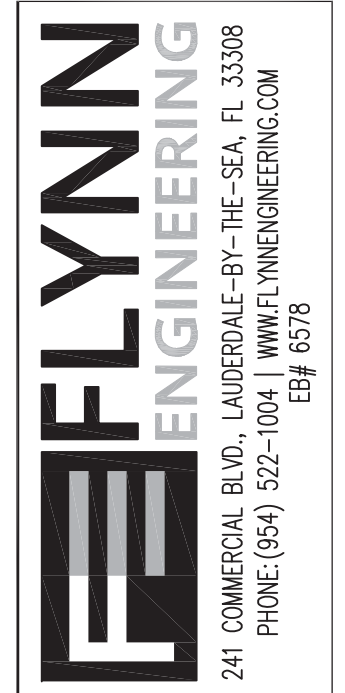
S.W. 4th AVE  
CUNNINGHAM AVENUE PER P.B. PG 40  
(PUBLIC RIGHT OF WAY)

S.W. 3rd AVE  
NUGENT AVENUE PER P.B. PG 40  
(PUBLIC RIGHT OF WAY)



THIS ITEM HAS BEEN DIGITALLY SIGNED  
AND SEALED BY SHANE H. GRABSKI, P.E.  
ON May 27, 2022

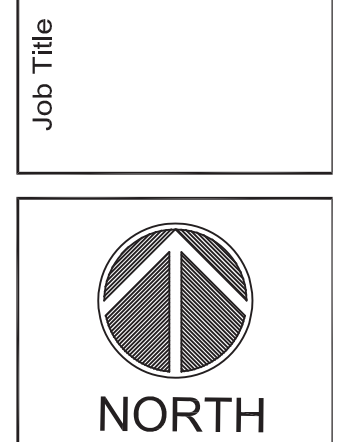
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CIRCULATION  
EXHIBIT

Sheet Title

Job Title  
300 W BROWARD BLVD  
FORT LAUDERDALE, FLORIDA 33312



Revisions

Phase:  
DRC #JDP-S21052  
DOCUMENTS

Shane H  
Grabski

Digitally signed by Shane H Grabski  
DN: c=US, o=Flynn Engineering  
Services P.A.,  
ou=Qualifier-A01410D00000178A42  
954700004C4C, cn=Shane H  
Grabski  
Date: 2022.05.27 17:56:39 -0400

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21-1648.00	05/27/22
Drawn by	Sheet No.
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Proj. Mgr.	SROD
Appr. by	JMF
	1 of 1