

900 INTRACOASTAL

900 INTRACOASTAL DRIVE
FORT LAUDERDALE, FLORIDA 33304



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments	04/05/2024
	Rev 01	

REVISIONS

DATE:	COMM:
Issue Date	23009

900 Intracoastal

900 Intracoastal Drive
Fort Lauderdale, FL 33304

COVER SHEET

DRC SET

AR-000

8/6/2024 4:52:27 PM

AR-701	SITE PLAN - FAA EXHIBIT
AR-000	COVER SHEET
AR-000	COVER SHEET
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C5.05	WATER AND SEWER DETAILS
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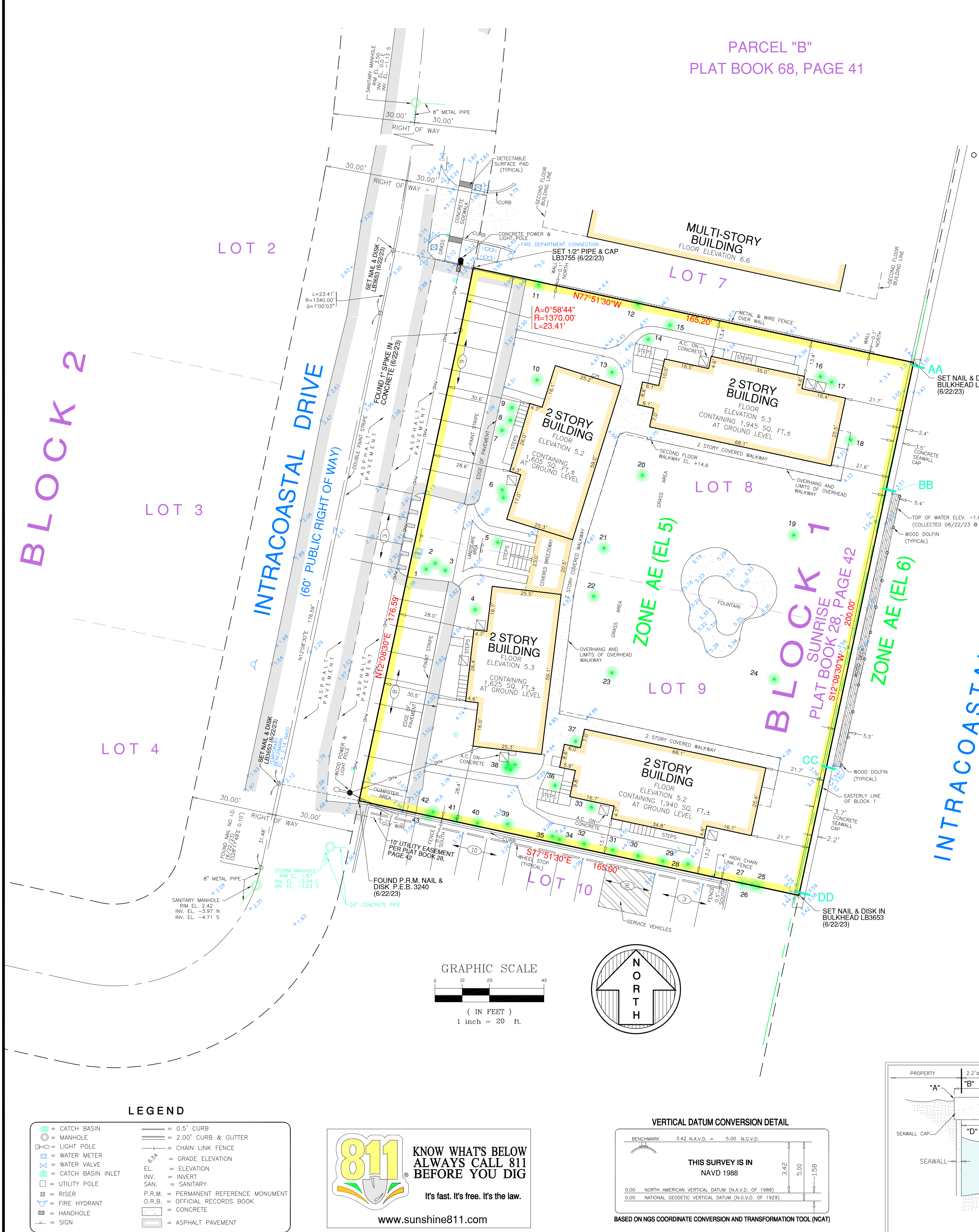
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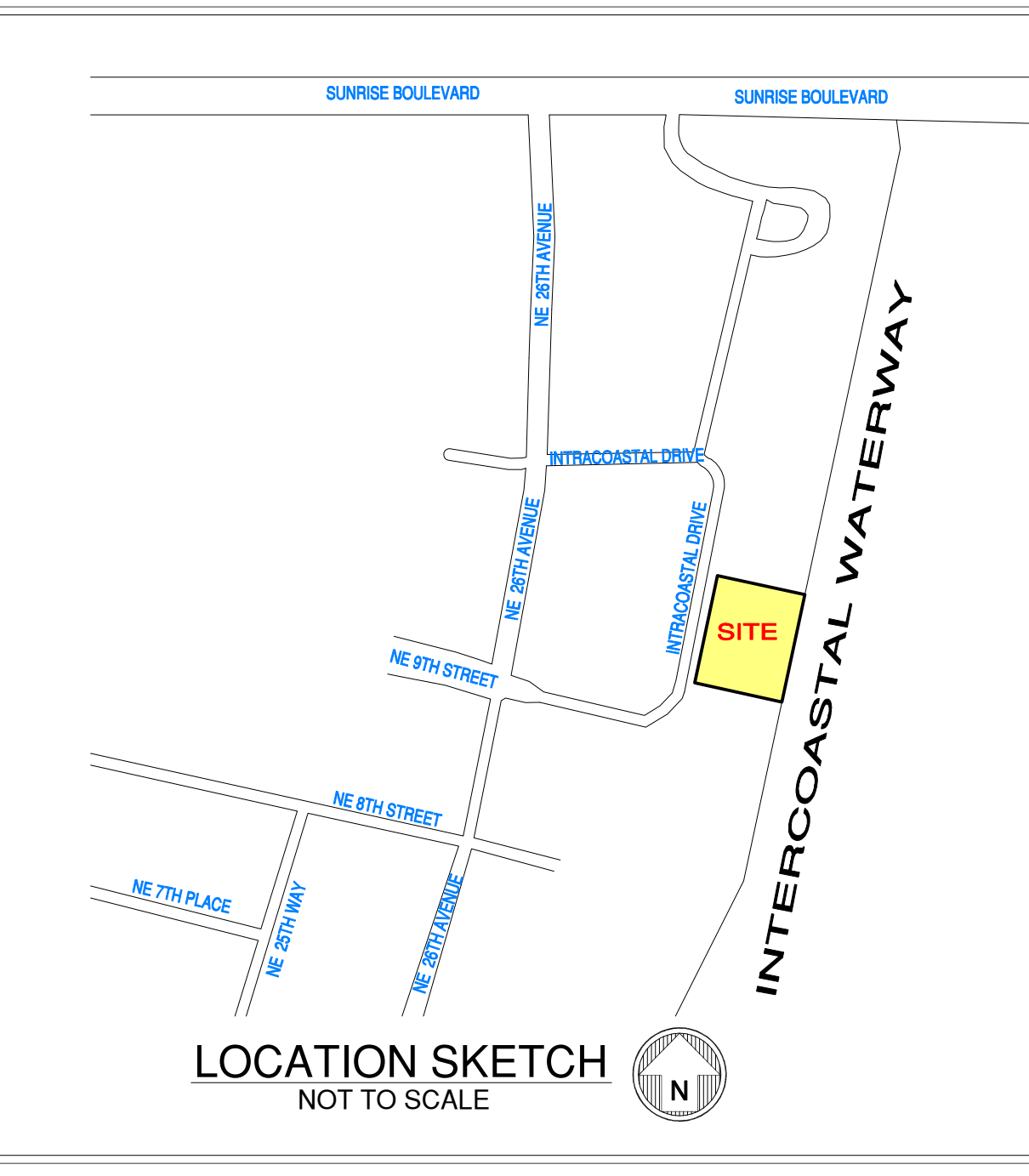
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PARCEL "B"
PLAT BOOK 68, PAGE 41

TREE TABLE

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	TRUNK (ft)
1	Mangrove Palm	<i>Sabal palmetto</i>	44.3	7	8.5	34.0
2	Mangrove Palm	<i>Sabal palmetto</i>	40.1	7	10	33.1
3	Soilcare Palm	<i>Chorizanthe a. elegans</i>	23.1	5	4.5	19.3
4	Everglades Palm	<i>Acrocomia acrostichum</i>	20.1	15	10	17.1
5	Queen Palm	<i>Sabal palmetto</i>	34	13	10.5	22.1
6	Everglades Palm	<i>Acrocomia acrostichum</i>	19.8	13	10	17.8
7	Pink Tabebuia	<i>Zabahuia de brachyphylla</i>	27.4	16	8.75	
8	European Fan Palm	<i>Chorizanthe a. elegans</i>	9	5	5.5	7
9	Soilcare Palm	<i>Chorizanthe a. elegans</i>	26	6	4	20.2
10	Everglades Palm	<i>Acrocomia acrostichum</i>	17	7	6	14
11	Pink Tabebuia	<i>Zabahuia de brachyphylla</i>	14	7	7	
12	Pink Tabebuia	<i>Zabahuia de brachyphylla</i>	26.1	18	14.5	
13	Soilcare Palm	<i>Chorizanthe a. elegans</i>	22.5	6	3.75	18.5
14	Soilcare Palm	<i>Chorizanthe a. elegans</i>	31.3	6	5.5	26.6
15	Sapodilla	<i>Morinda citrifolia</i>	16	8	3.5	
16	Araca Palm	<i>Coccothrinax crinita</i>	18.4	12	15	multi
17	Araca Palm	<i>Coccothrinax crinita</i>	18.4	10	15	multi
18	Curatelo Liriodendron	<i>Curatelo l. floridense</i>	10.2	6	11	
19	Queen Palm	<i>Sabal palmetto</i>	21.7	16	10	11.7
20	Queen Palm	<i>Sabal palmetto</i>	22.7	16	12.25	12.7
21	Pygmy Date Palm	<i>Phoenix rostrata</i>	8.6	5	5	6
22	Pygmy Date Palm	<i>Phoenix rostrata</i>	15.3	6	5	11.4
23	Queen Palm	<i>Sabal palmetto</i>	32.3	16	11.25	21.1
24	Queen Palm	<i>Sabal palmetto</i>	31	16	10.25	21
25	Soilcare Palm	<i>Chorizanthe a. elegans</i>	24.8	6	4	21.8
26	Soilcare Palm	<i>Chorizanthe a. elegans</i>	24.8	6	4	21.8
27	Soilcare Palm	<i>Chorizanthe a. elegans</i>	24.8	6	4	21.8
28	Araca Palm	<i>Coccothrinax crinita</i>	14	10	15	multi
29	Araca Palm	<i>Coccothrinax crinita</i>	16	10	15	multi
30	Queen Palm	<i>Sabal palmetto</i>	22.3	14	7.5	14.8
31	Queen Palm	<i>Sabal palmetto</i>	25.7	14	8.5	21.1
32	Soilcare Palm	<i>Chorizanthe a. elegans</i>	24	6	4	21
33	Sabal Palm	<i>Sabal palmetto</i>	17	8	14	12
34	Soilcare Palm	<i>Chorizanthe a. elegans</i>	26	6	4	22
35	Live Oak	<i>Quercus agrifolia</i>	32.2	38	16.25	
36	Soilcare Palm	<i>Chorizanthe a. elegans</i>	20	6	3.5	17
37	Soilcare Palm	<i>Chorizanthe a. elegans</i>	17	6	4	14
38	Everglades Palm	<i>Acrocomia acrostichum</i>	19	15	12	16
39	Soilcare Palm	<i>Chorizanthe a. elegans</i>	23	6	4	20
40	Soilcare Palm	<i>Chorizanthe a. elegans</i>	23	6	4	20
41	Christmass Palm	<i>Adiantum nitidum</i>	22	6	5	19
42	Soilcare Palm	<i>Chorizanthe a. elegans</i>	24.7	6	5	
43	Sabal Palm	<i>Sabal palmetto</i>	17.6	8	17	13.8



LEGAL DESCRIPTION:
Lots 8 and 9, Block 1, Sunrise, according to the plat thereof as recorded in Plat Book 28 at Page 42 of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 1, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Old Republic National Title Insurance Company, File Number: 23065205 with a commitment date of June 8, 2023. All Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".
- SCHEDULE B-II
- 1-6 Standard Exception not addressed.
7. Dedications contained on the plat of Sunrise, as recorded in Plat Book 28, Page 42, of the Public Records of Broward County, Florida, Encumbers Parcel, Blanket in Nature. Shown on Survey.
8. Resolution No. A-848 for the construction of sanitary sewers recorded in O.R.B. 1926, Page 316.
9. Easement for Cable Television Service (Co-op) in favor of Sekirk Communications, Inc., recorded in O.R.B. 9240, Page 293.
- No legal description to plot.
10. Notice Regarding Intracoastal Waterway Right-of-Way recorded in O.R.B. 28071, Page 945.
- Encumbers parcel but not subject to location, Blanket in nature.

Bearings hereon are referred to an assumed value of S 12°08'30" W for the easterly lines of Lots 6 and 7, said bearing is identical with the plot of record, and evidenced by (2) set nail & disks.

Elevations shown hereon are relative to the National American Vertical Datum of 1988, based on Broward County Bench Mark No. 1877, Elevation + 2.99 NAVD 1988 (+4.551 NGVD 1989). Located at Sunrise Boulevard and Middle River.

Lands shown hereon are located within an area having a Zone Designation AE (EL 5) & AE (EL 6) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1201100388H, for Community No. 125105, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).

Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.

Dimensions indicated hereon are field measured using a total station electronic distance measurement (EDM), unless otherwise noted.

Lands shown hereon containing 33,001 square feet, or 0.758 acres, more or less.

All horizontal control measurements are within a precision of 1:10,000.

The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.

The surveyed property has direct access to Intracoastal Drive, a publicly dedicated right-of-way.

Lots 8 and 9 are contiguous along their common boundaries without any gaps, gores or overlaps.

This map is intended to be displayed at the graphic scale shown hereon or smaller.

Roof overhang not located unless otherwise shown.

Underground improvements and/or underground encroachments not shown unless otherwise indicated.

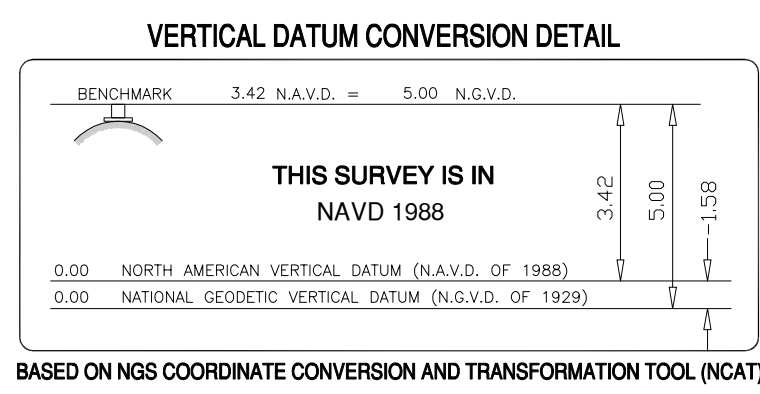
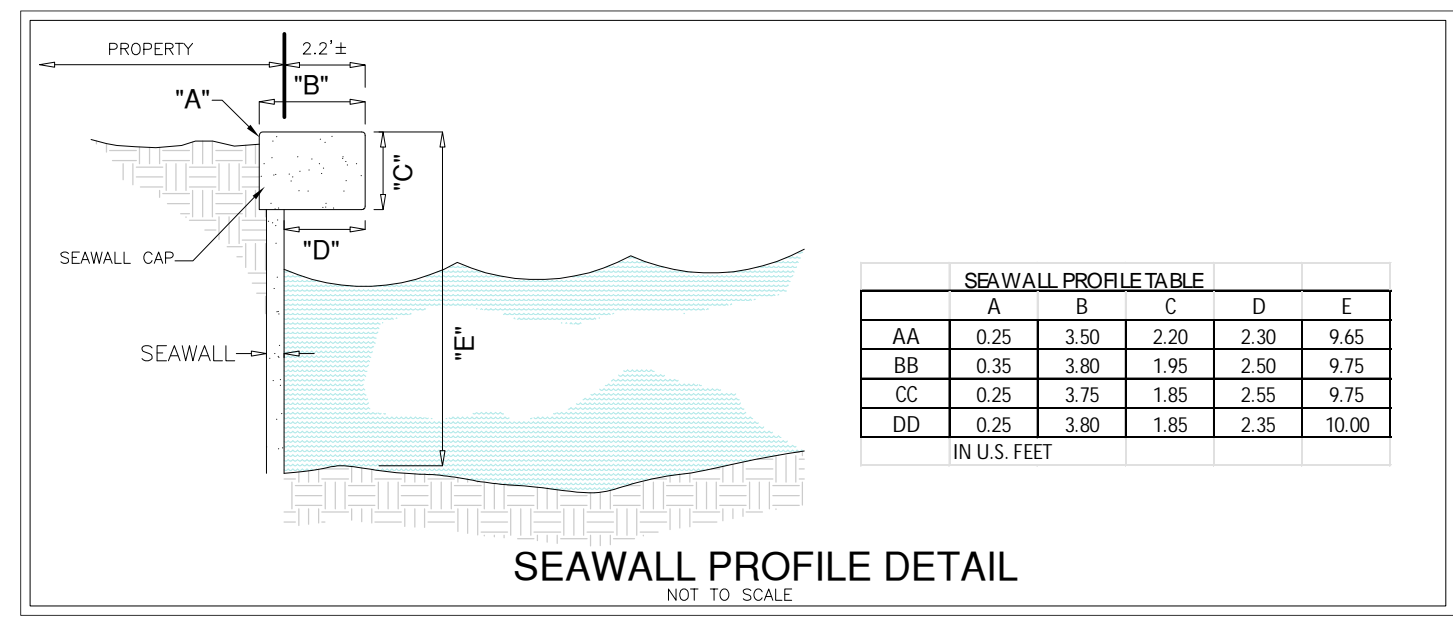
The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

Legal description shown hereon based on the title commitment and no claims as to ownership are made or implied.

The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:

- Total striped parking spaces within legal description: 17 Regular and 0 Handicap.
- Parking spaces were not verified for any applicable requirements.
16. There is no evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
17. To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.

TREE TABLE SHOWN HEREON WAS PERFORMED BY MARK C. WILLIAMS, A CERTIFIED ARBORIST #580, AS PERFORMED ON JUNE 12, 2023.



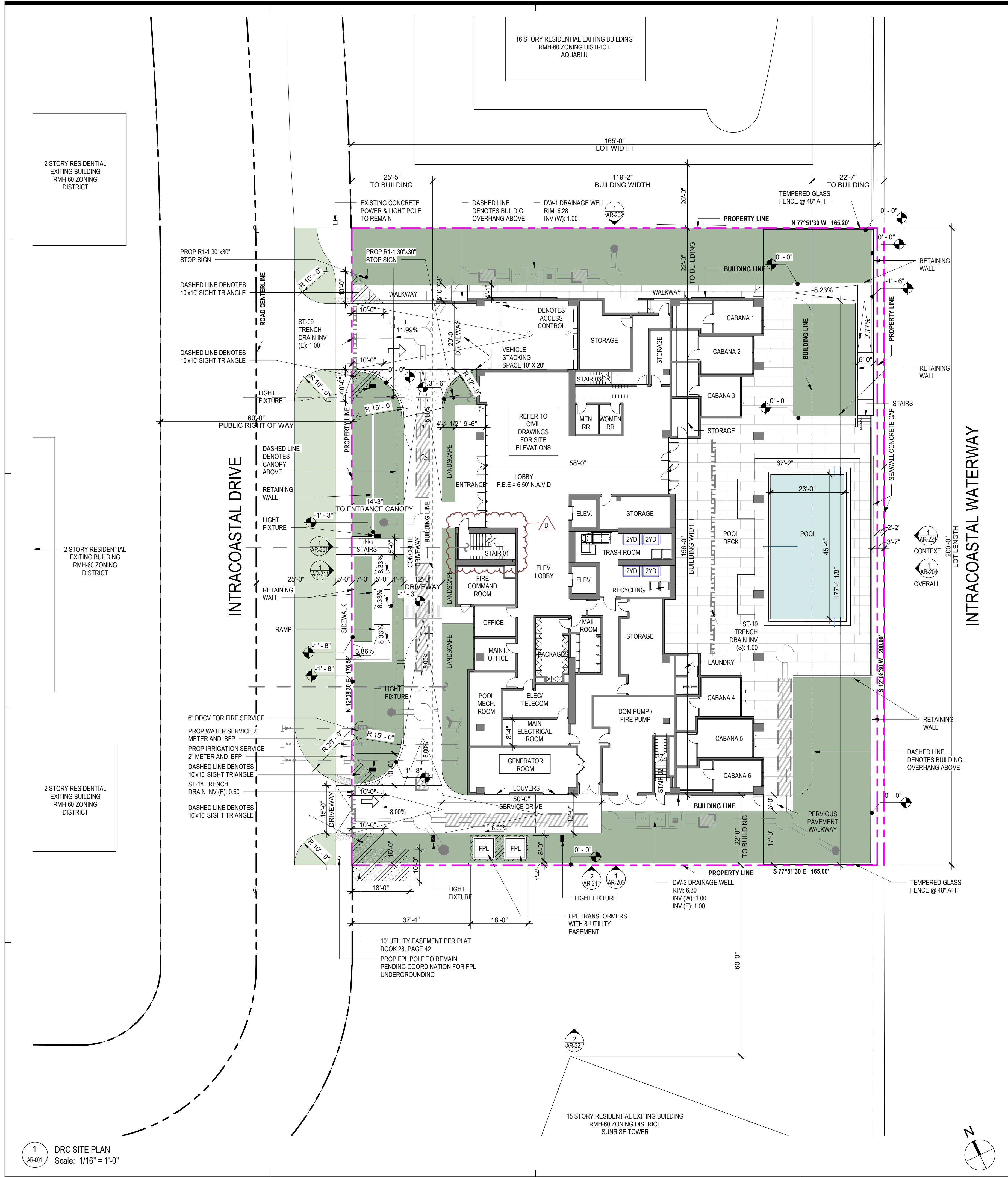
LEGEND

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Some.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00005653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsunrvey.com

ALTA/NSPS LAND TITLE SURVEY
900 INTRACOASTAL DRIVE
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Original Date: 6/22/23
Scale: 1" = 20'
Drawn By: DANJR
CAD No.: 980519
Plotted: 8/3/23 3:16p
Ref. Dwg: 2098-096
Field Book: 495/69 JWL
Job No.: 230436
Dwg. No.: 2023-063-NAVD
Sheet: 1 of 1



SITE PLAN DATA

A. LAND USE DESIGNATION	RESIDENTIAL HIGH
B. ZONING DESIGNATION	RMH-60
C. SITE AREA - GROSS	33,001 SF (0.758 ACRES)
D. WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. MULTIFAMILY DEVELOPMENT DWELLING UNIT BREAKDOWN AND TYPE:	
MAX DENSITY REQUIRED PER SEC. 47-5.38	45 UNITS
UNITS PROVIDED: 2 BEDROOM + DEN (3,183 SF)	44 UNITS
F. PARKING DATA (100% SELF-PARK, NO VALET PROPOSED)	
PARKING REQUIRED (PER SEC 47.20.2 - TABLE 3)	
RESIDENTIAL 3BR + DEN	2.2 PER DWELLING UNIT x 44 UNITS = 96.8 SPACES
TOTAL REQUIRED	99 PARKING SPACES
PARKING PROVIDED	STANDARD COMPACT ADA/FHA TOTAL
LEVEL 02	26 0 1 27
LEVEL 03	35 0 1 36
LEVEL 04	35 0 1 36
TOTAL PROVIDED	96 0 3 99
G. LOADING ZONES	
H. LOT COVERAGE	NOT REQUIRED
	18,564 SF - 56%
I. F.A.R.	
LEVEL 01 GROUND LEVEL	10,966 SF
LEVEL 02 - GARAGE	(16,400 SF) Not Applicable
LEVEL 03 - 04 - GARAGE (17,314 SF x 2)	(34,628 SF) Not Applicable
LEVEL 05 AMENITIES	6,695 SF
LEVEL 06-27 TYP. UNIT LEVELS (6,718 SF x 22)	147,796 SF
LEVEL 28 - ACCESSIBLE ROOF	389 SF
TOTAL F.A.R. SQUARE FOOTAGE	165,846 SF
165,846 SF / 33,001 SF =	5.02 F.A.R.
J. NUMBER OF STORIES	
MAX N. OF STORIES	NOT REQUIRED
PROPOSED N. OF STORIES	27 STORIES
K. STRUCTURE LENGTH=	
MAX ALLOWABLE	200'
PROPOSED	156'
L. BUILDING HEIGHT OVERALL	
MAX ALLOWABLE HEIGHT	TO MAIN ROOF DECK 150' UP TO 300' (SUBJECT TO CONDITIONAL USE PERMIT)
PROPOSED HEIGHT	292'-9"
M. BUILDING YARDS	
(PER SEC 47-5.38)	MINIMUM REQUIRED REQUIRED 1/2 HEIGHT OF BLDG PROVIDED PODIUM PROVIDED TOWER
FRONT - WEST	25'-0" 146'-0" 25'-5" 32'-6" / 38'10"
SIDE - SOUTH	10'-0" 146'-0" 22'-0" 60'-0"
SIDE - NORTH	10'-0" 146'-0" 22'-0" 60'-0"
REAR - EAST	20'-0" 146'-0" 22'-7" 37'-5"
N. OPEN SPACE	
REQUIRED	PROVIDED
N/A	11,576 SF
O. LANDSCAPE	
REQUIRED	PROVIDED
33,001 SF x 35% = 11,550 SF	11,551 SF
*REFER TO SHEET AR-002 FOR LANDSCAPE DIAGRAM	
P. TYPE OF CONSTRUCTION	
	TYPE 1-A, SPRINKLERED (# OF STORIES AND HEIGHT "UNLIMITED" TABLES 504.3a AND 504.4 FBC 2023)
Q. TYPE OF OCCUPANCY	
	TYPE R-2 (AREA "UNLIMITED" TABLES 506.2a FBC 2023)

LEGAL DESCRIPTION

LOTS 8 AND 9, BLOCK 1, SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS SITE LIES IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
- ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORDS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER: 23062503 WITH A COMMITMENT DATE OF JUNE 8, 2023. ALL EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "ALTA/NSP LAND TITLE SURVEY".
- SCHEDULE B-II
- 1-6 STANDARD EXCEPTION NOT ADDRESSED.
- 7. DEDICATIONS CONTAINED ON THE PLAT OF SUNRISE, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ENCUMBERS PARCEL BLANKET IN NATURE. SHOWN ON SURVEY.
- 8. RESOLUTION NO. A-846 FOR THE CONSTRUCTION OF SANITARY SEWERS RECORDED IN O.R.B. 1926, PAGE 316.
- NOT A PART:
- 9. EASEMENT FOR CABLE TELEVISION SERVICE (CO-OP) IN FAVOR OF SELKIRK COMMUNICATIONS, INC., RECORDED IN O.R.B. 9240, PAGE 293.
- NO LEGAL DESCRIPTION TO PLOT.
- 10. NOTICE REGARDING INTRACOASTAL WATERWAY RIGHT-OF-WAY RECORDED IN O.R.B. 28071.
- PAGE 945.
- ENCUMBERS PARCEL BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE.

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 12° 08' 30" W FOR THE EASTERY LINES AND 7.540 BEARING IS IDENTICAL WITH THE PLAT OF RECORD, AND EVIDENCED BY (2) SET NAIL & DISKS.

ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL AMERICAN VERTICAL DATUM OF 1988.

BASED ON BROWARD COUNTY BENCH MARK NO. 1877. ELEVATION + 2.29 NAVD 1988 (44,551 NAVD 1988). LOCATED AT SUNRISE BOULEVARD AND MIDDLE RIVER.

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE (EL 5) & AE (EL 6) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0388H, FOR COMMUNITY NO. 125105, DATED AUGUST 18, 2014, AND INDEX MAP REVISED AUGUST 18, 2014, AND IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

TREES SHOWN ARE SURVEYED FOR THEIR HORIZONTAL LOCATION AND/OR SIZE. IDENTIFICATION AND/OR NAME VERIFICATION OF ALL TREES SHOULD BE CONFIRMED BY THE DIVISION OF FORESTRY COUNTY FORESTER OR A PROFESSIONAL IN THAT FIELD.

DIMENSIONS INDICATED HEREON ARE FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), UNLESS OTHERWISE NOTED.

LANDS SHOWN HEREON CONTAINING 33,001 SQUARE FEET, OR 0.758 ACRES, MORE OR LESS.

ALL HORIZONTAL CONTROL MEASUREMENTS ARE WITHIN A PRECISION OF 1:10,000.

THE LOCATIONS OF OVERHEAD UTILITY LINES ARE GRAPHICALLY SHOWN TO INDICATE THE APPROXIMATE CONNECTION POINTS AND DO NOT REFLECT THE ACTUAL LOCATION, NUMBER OR TYPE OF WIRES.

THE SURVEYED PROPERTY HAS DIRECT ACCESS TO INTRACOASTAL DRIVE, A PUBLICLY DEDICATED RIGHT-OF-WAY.

LOTS 8 AND 9 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.

THIS MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC SCALE SHOWN HEREON OR SMALLER.

ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.

UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT SHOWN UNLESS OTHERWISE INDICATED.

THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE DETERMINED FROM AS-BUILT PLANS AND/OR ON-SITE LOCATIONS AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

LEGAL DESCRIPTION SHOWN HEREON BASED ON THE TITLE COMMITMENT AND NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.

THE FOLLOWING ARE OPTIONAL TABLE A ITEMS TO MEET ALTA/NSP LAND TITLE SURVEY STANDARDS:

9. TOTAL STRIPPED PARKING SPACES WITHIN LEGAL DESCRIPTION: 17 REGULAR AND 0 HANDICAP.

16. THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.

IN THE PROCESS OF CONDUCTING THE FIELDWORK:

17. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.

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D Rev 4 08/09/2024

C DRC Rev 03 07/12/24

B DRC Comments 06/21/2024

A DRC Comments 04/05/2024

Rev 01

REVISIONS

DATE: COMM:

Issue Date 23009

CODE DATA

- PROJECT SHALL BE PERMITTED UNDER THE 2023 FLORIDA BUILDING CODE, 8TH EDITION, AND COMPLY WITH FAIR HOUSING ACT DESIGN PRINCIPLES WHERE APPLICABLE.
- OCCUPANCIES UNDER THE BUILDING PERMIT SHALL BE CLASSIFIED "B", "S-2", "A-2", AND "R-2" PER FBC 2023 CHAPTER 3.
- PARKING GARAGE SHALL BE "CLOSED" AND MECHANICALLY VENTILATED PER FBC 2023 SECTION 416.6.
- LIFE SAFETY PLANS UNDER THE BUILDING PERMIT SHALL BE SUBJECT TO FBC 2023, CHAPTER 10 MEANS OF EGRESS - TYPICAL ALL FLOORS.
- BUILDING SEPARATIONS SHALL COMPLY WITH FBC 2023 CHAPTER 6, TABLES 601 AND 602.
- EXTERIOR WALL OPENINGS SHALL COMPLY WITH FBC 2023 CHAPTER 7, TABLE 705.8.
- PARKING GARAGE SLOPES SHALL COMPLY WITH ULDZ SECTION 47-20.9.A.

TRANSPORTATION AND MOBILITY

BICYCLE PARKING:

A. BIKE INTERIOR (B.I.) SPACES = 42 PROVIDED FOR 44 UNITS

SPECIFICATION: 3-BIKE SINGLE-SIDED BIKE RACK FROM THE PARK AND FACILITIES CATALOG OR APPROVED EQUAL (2 UNITS)
4-BIKE SINGLE-SIDED BIKE RACK FROM THE PARK AND FACILITIES CATALOG OR APPROVED EQUAL (4 UNITS)
5-BIKE SINGLE-SIDED BIKE RACK FROM THE PARK AND FACILITIES CATALOG OR APPROVED EQUAL (4 UNITS)

AERIAL

DIMENSIONAL REQUIREMENTS RMH-60

	REQUIRED (Sec. 47-5.38)	PROVIDED
MAX. DENSITY	45 UNITS	44 UNITS
MIN. LOT SIZE	5,000 SF	33,001 SF
MAX. STRUCTURE HEIGHT	TO MAIN ROOF DECK 150' UP TO 300' (SUBJECT TO CONDITIONAL USE PERMIT)	292'-9"
MAX. STRUCTURE LENGTH	200'	156'
MIN. LOT WIDTH	50'	165'
MIN. RESIDENTIAL UNIT SIZE	400 SF EACH DU	3,183 SF
MIN. FRONT YARD	25'	25'
MIN. CORNER YARD	25'	NOT APPLICABLE
MIN. SIDE YARD	10'	22'
MIN. REAR YARD	20'	22'
MIN. DISTANCE BETWEEN BUILDINGS	20% OF THE TALLEST BUILDING	N/A

SITE PLAN

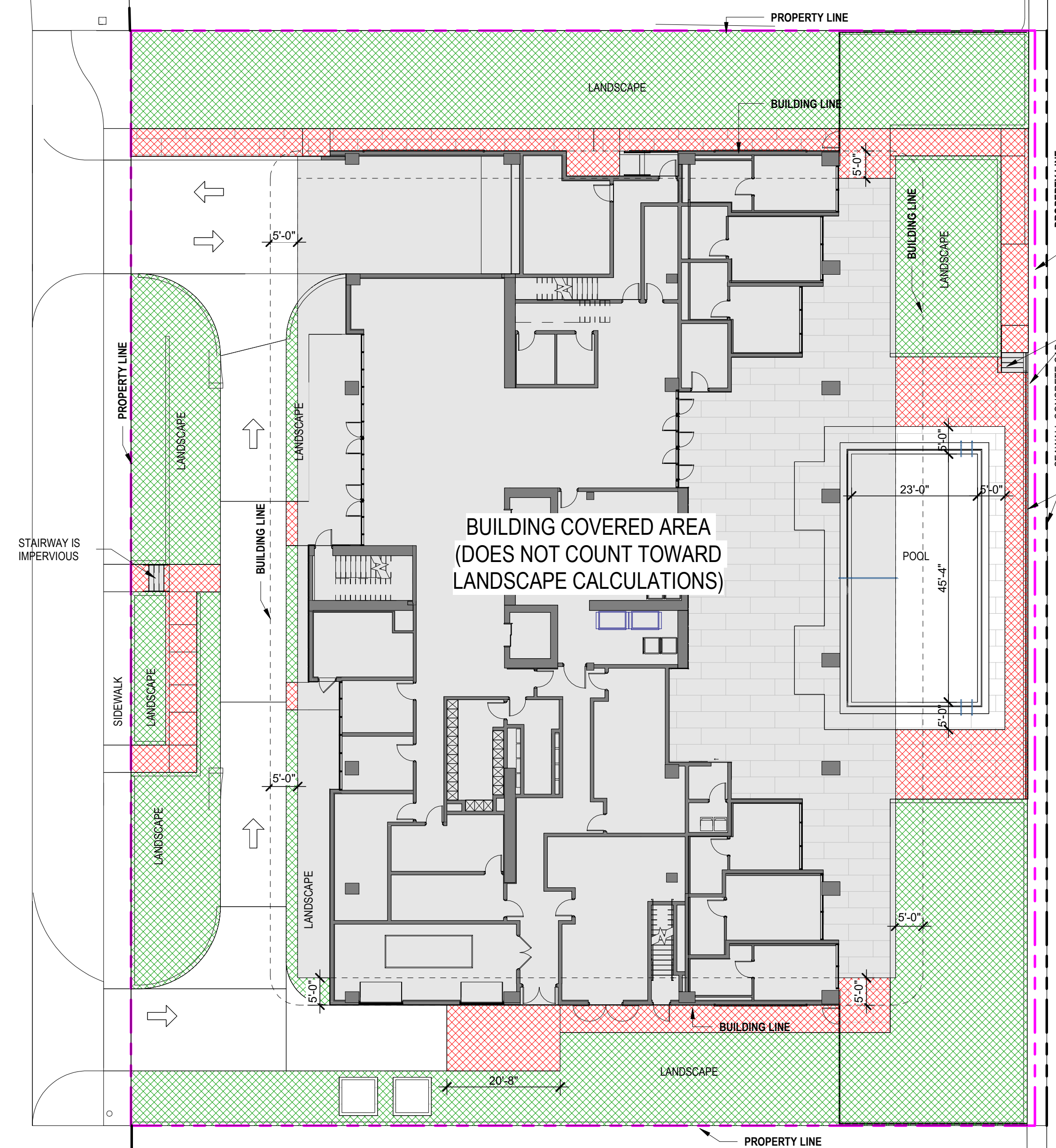
DRC SET

AR-001

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

INTRACOASTAL DRIVE

INTRACOASTAL WATERWAY



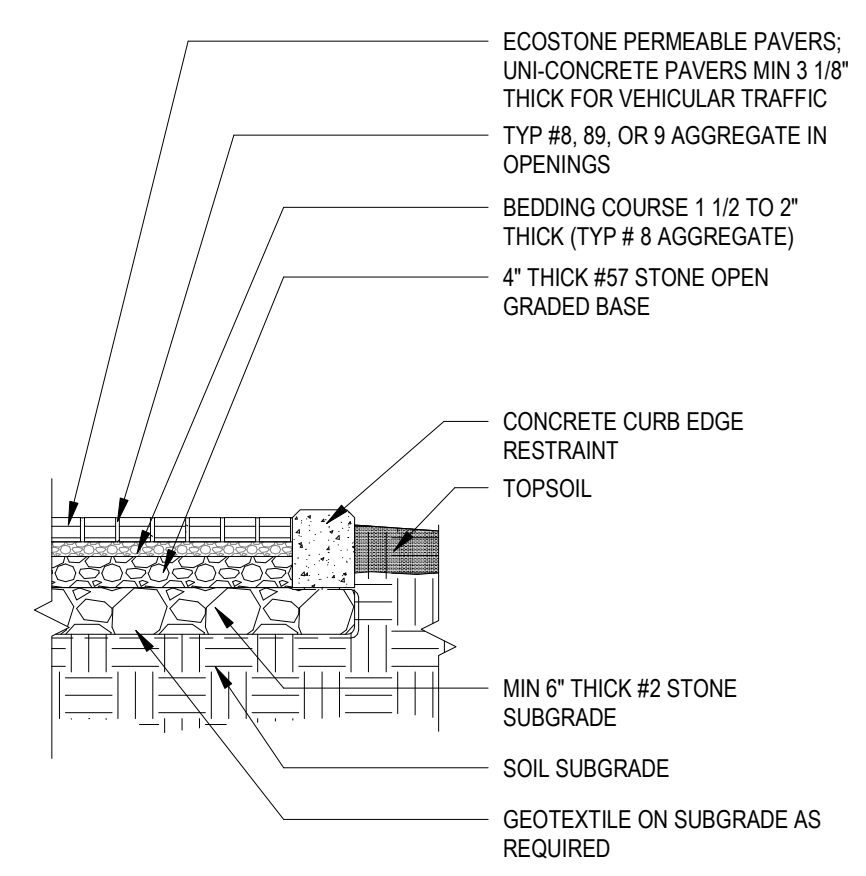
- LIVING LANDSCAPE TO BE MAINTAINED BY IRRIGATION SYSTEM WHERE DEEMED NECESSARY THAT IS COUNTED TOWARDS LANDSCAPE CALCULATIONS (5' FROM BUILDING LINE).
- PERVIOUS PAVEMENT AND/OR DECORATIVE PAVING MATERIAL COUNTED TOWARDS LANDSCAPE CALCULATIONS (5' FROM BUILDING LINE). ALL PERVIOUS PAVEMENT WILL BE DIRECTLY PERMEABLE TO THE SUBGRADE VIA NATURAL DRAINAGE SYSTEM; SEE DETAIL BELOW
- BUILDING AREA DOES NOT COUNT TOWARDS LANDSCAPE CALCULATIONS

BUILDING COVERED AREA
(DOES NOT COUNT TOWARD
LANDSCAPE CALCULATIONS)

LANDSCAPE REQUIREMENTS:
TOTAL AREA: 33,001 SF / 0.758 ACRES
LANDSCAPE REQUIRED (35%): 11,551 SF

- 8,802 SF LANDSCAPE
- 2,749 SF PERVIOUS PAVEMENT/ TURF BLOCK
- 11,551 SF TOTAL**

SEAWALL CAP AND STAIR AREAS ARE NOW REMOVED FROM CALCULATION AND CONSIDERED AS IMPERVIOUS



2 PERVIOUS PAVER BASE
Scale: 1/2" = 1'-0"

1 DRC LANDSCAPE AREA - V1
Scale: 1/16" = 1'-0"

REVISIONS	DATE	DESCRIPTION
C	07/12/24	DRC Rev 03
B	06/21/2024	DRC Comments Rev 02
A	04/05/2024	DRC Comments Rev 01

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LANDSCAPE AREA DIAGRAM

DRC SET

AR-002

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A DRC Rev 03 07/12/24

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SHADOW STUDY

DRC SET

AR-003

07/12/24 8:24:05 AM

900 INTRACOASTAL SHADOW STUDY:
TOTAL WATERWAY SF: 82,602 SF
TOTAL SHADOW SF: 24,929 SF
TOTAL SHADOW PERCENTAGE: 30%

GALLERY ONE 53%

CORINTHIAN 63%

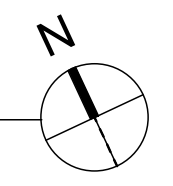
AQUABLU 34%

900 INTRACOASTAL 30%

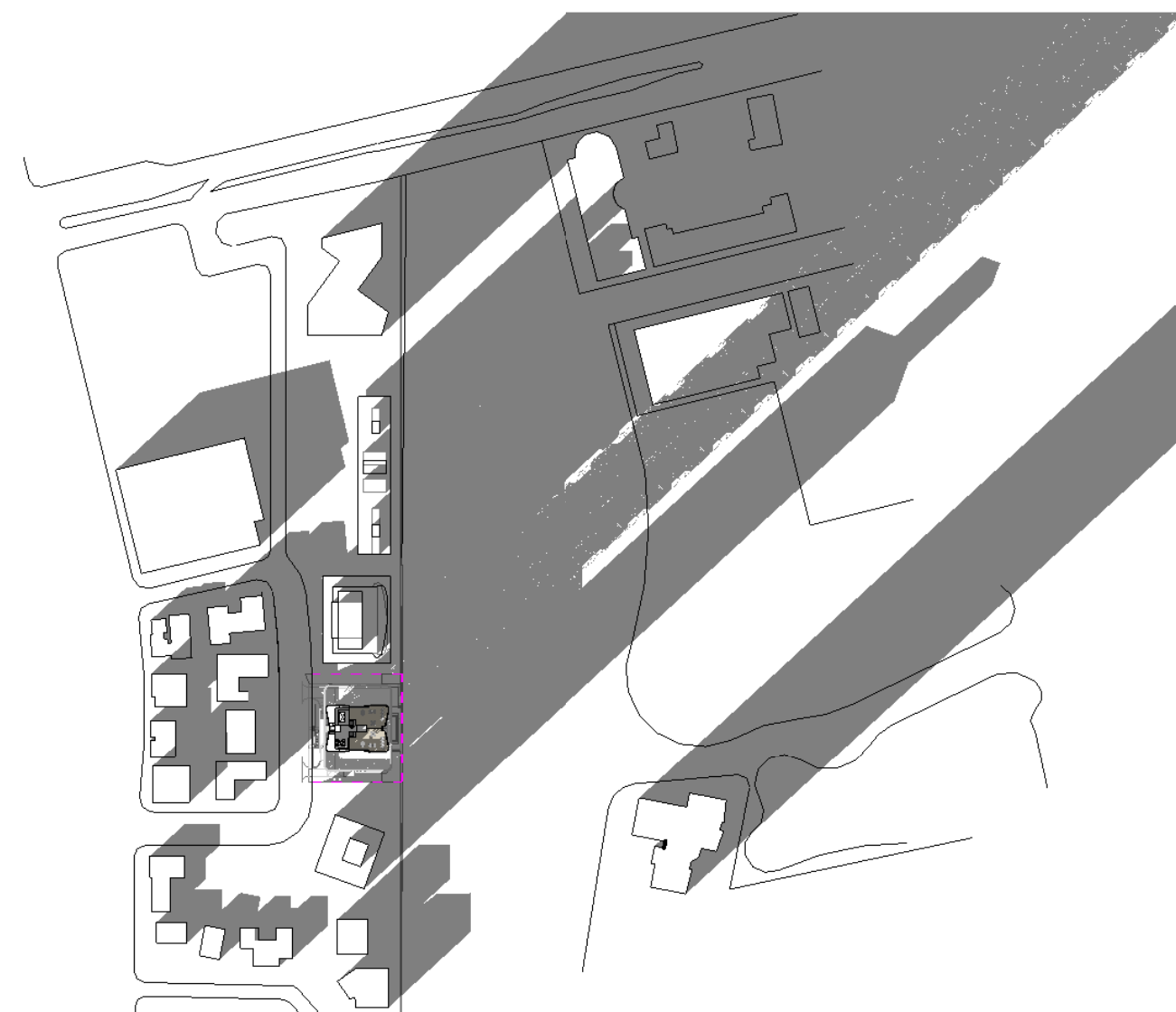
SUNRISE 42%

WATERWAY

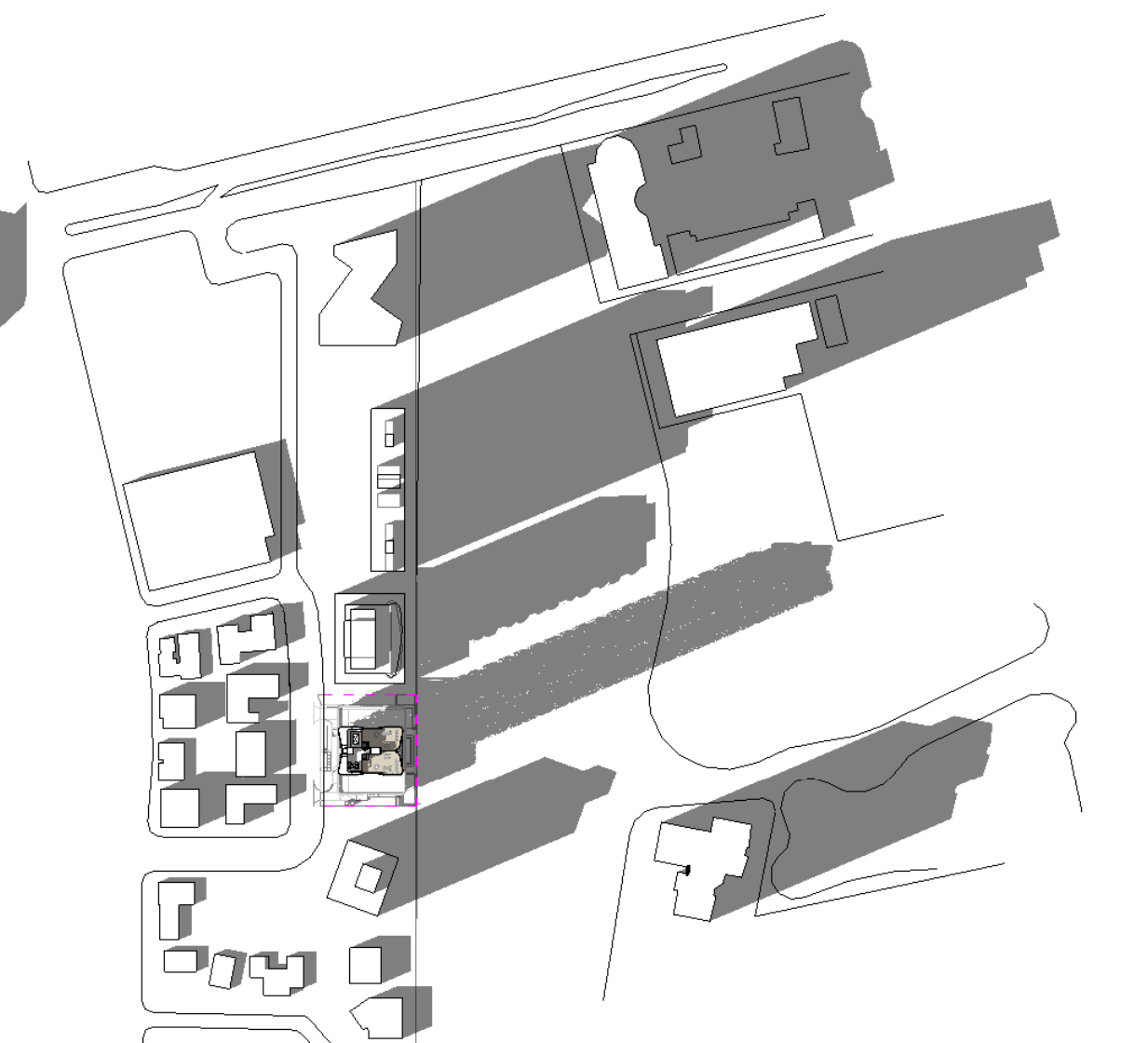
1 SHADOW STUDY - MAR 21 5 PM
AR-003 Scale: 1" = 100'-0"



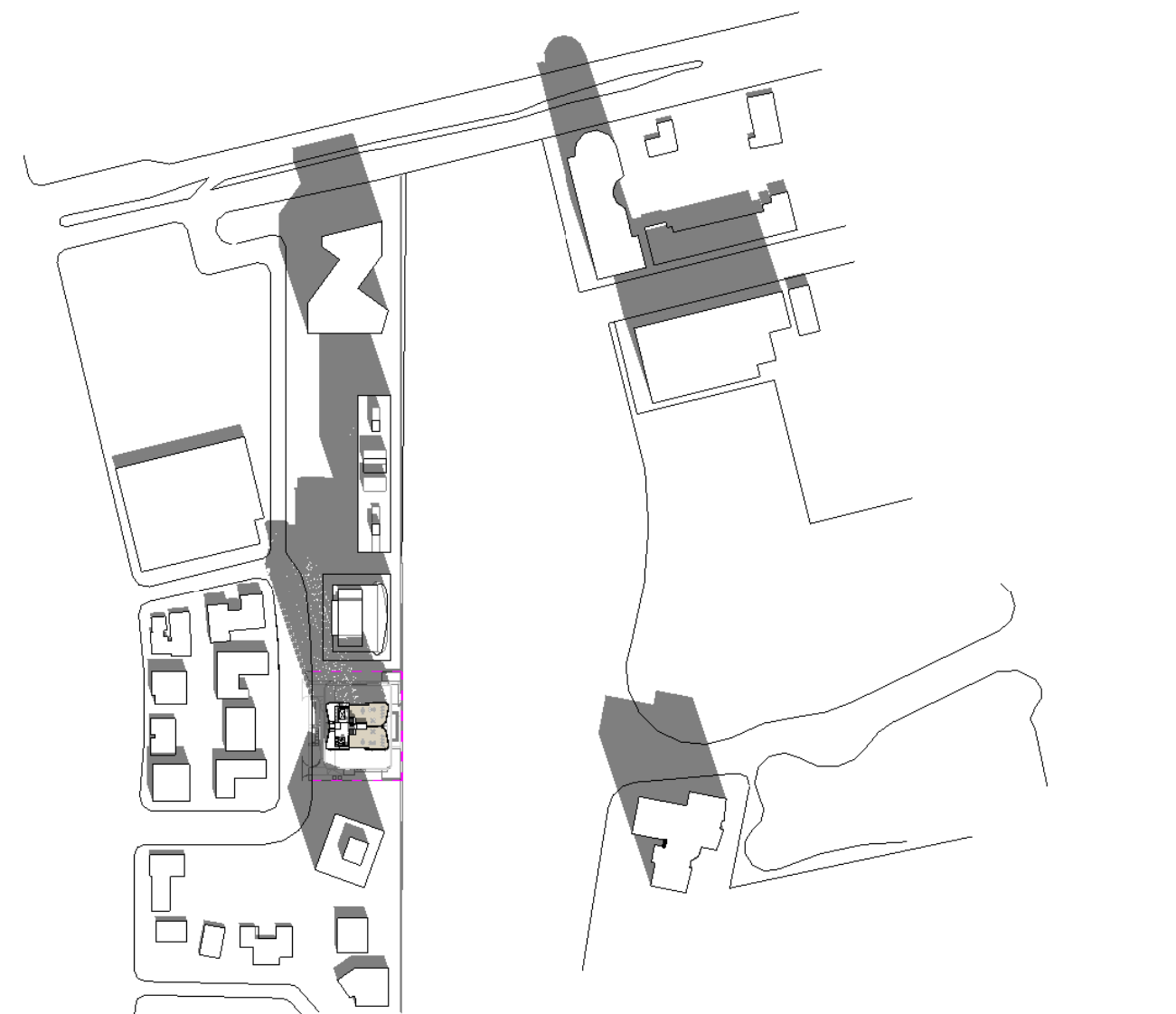
DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



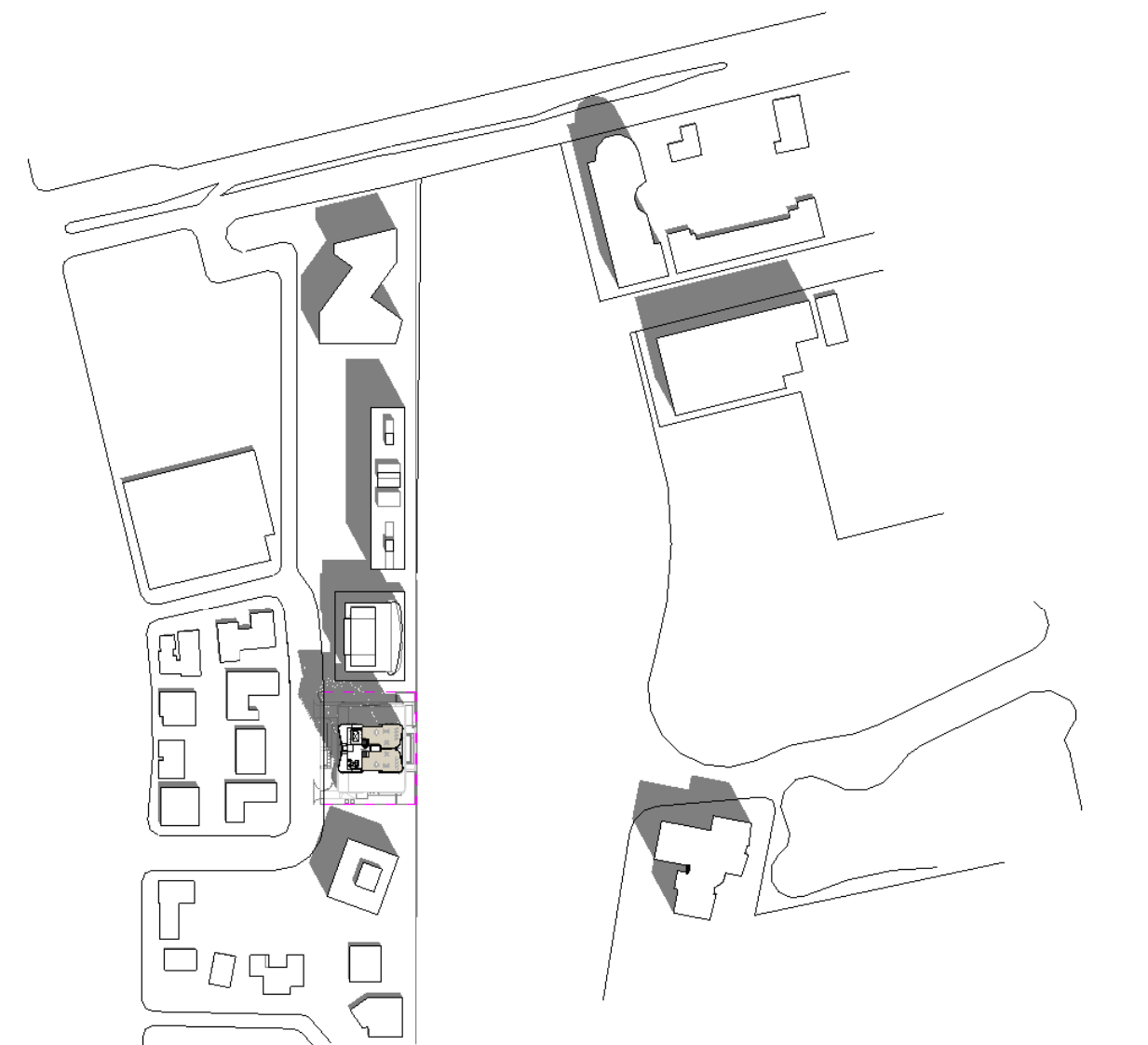
1 SHADOW STUDY - DEC 21 5PM
Scale: 1" = 300'-0"



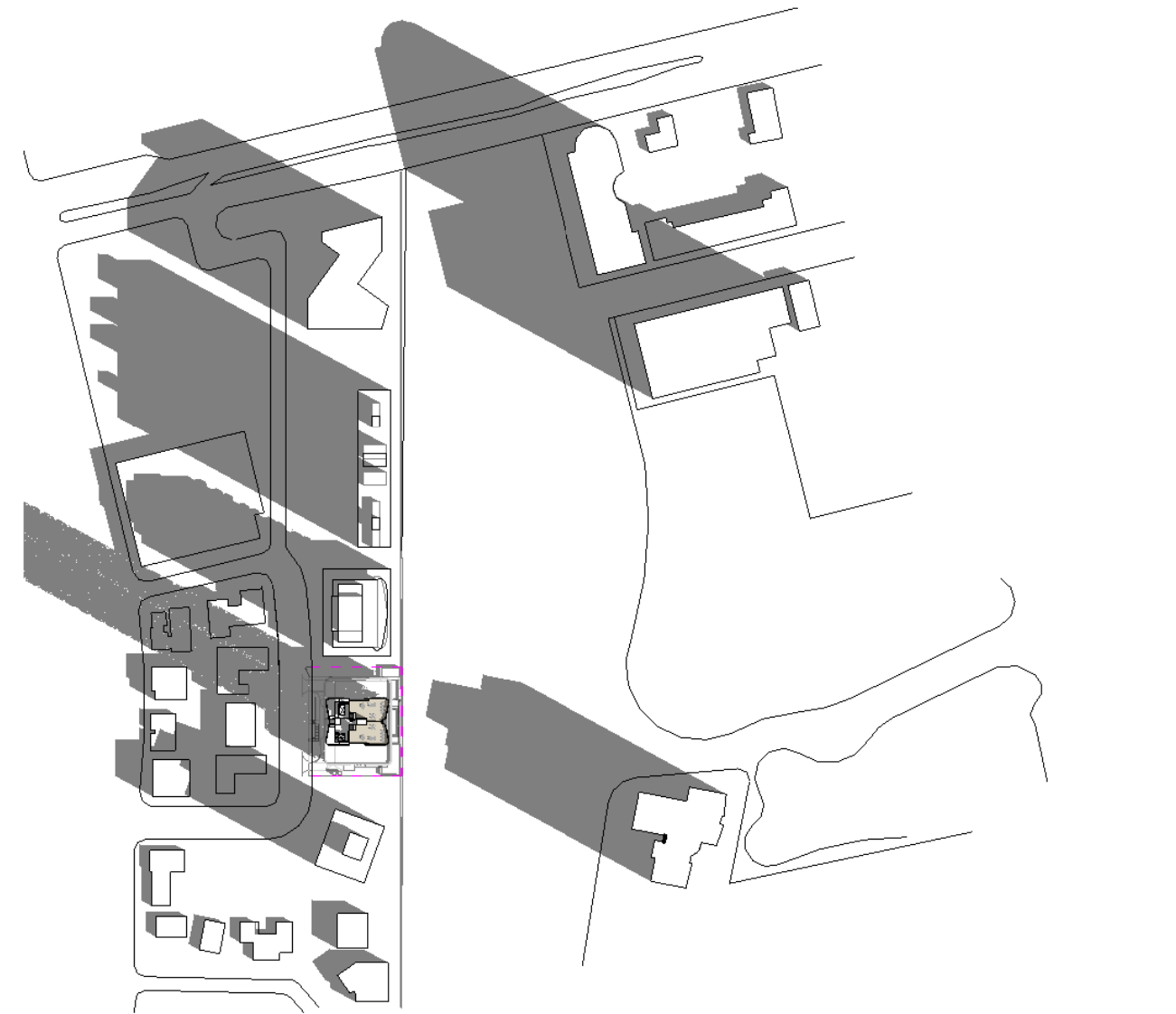
2 SHADOW STUDY - MAR 21 5PM
Scale: 1" = 300'-0"



3 SHADOW STUDY - DEC 21 12 PM
Scale: 1" = 300'-0"



4 SHADOW STUDY - MAR 21 12 PM
Scale: 1" = 300'-0"



5 SHADOW STUDY - DEC 21 9 AM
Scale: 1" = 300'-0"



6 SHADOW STUDY - MAR 21 9 AM
Scale: 1" = 300'-0"

B	DRC Rev 03	07/12/24
A	DRC Comments Rev 01	04/05/2024

REVISIONS

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SHADOW STUDY

DRC SET

AR-003.1

07/2024 8:24:45 AM

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Designer	Author	Checker

A DRC Comments 04/05/2024
Rev 01

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Issue Date 23009

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MAINTENANCE AREA EXHIBIT

DRC SET

AR-004

3/12/2024 11:28:53 AM



1 AR-004 DRC MAINTENANCE AREA EXHIBIT
Scale: 1/16" = 1'-0"

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Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments	04/05/2024
	Rev 01	

REVISIONS

DATE:	COMM:
Issue Date	23009

900 Intracoastal

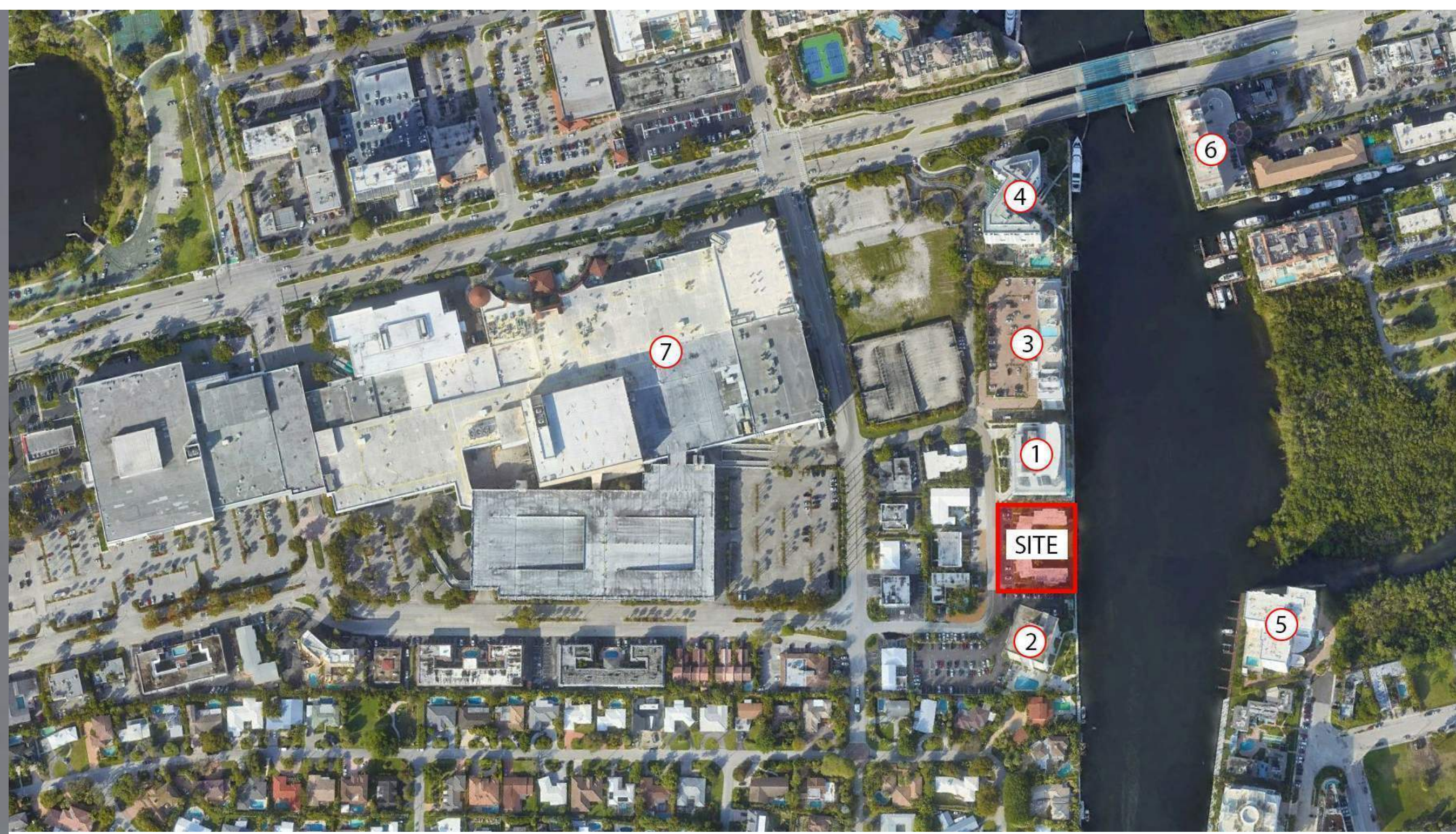
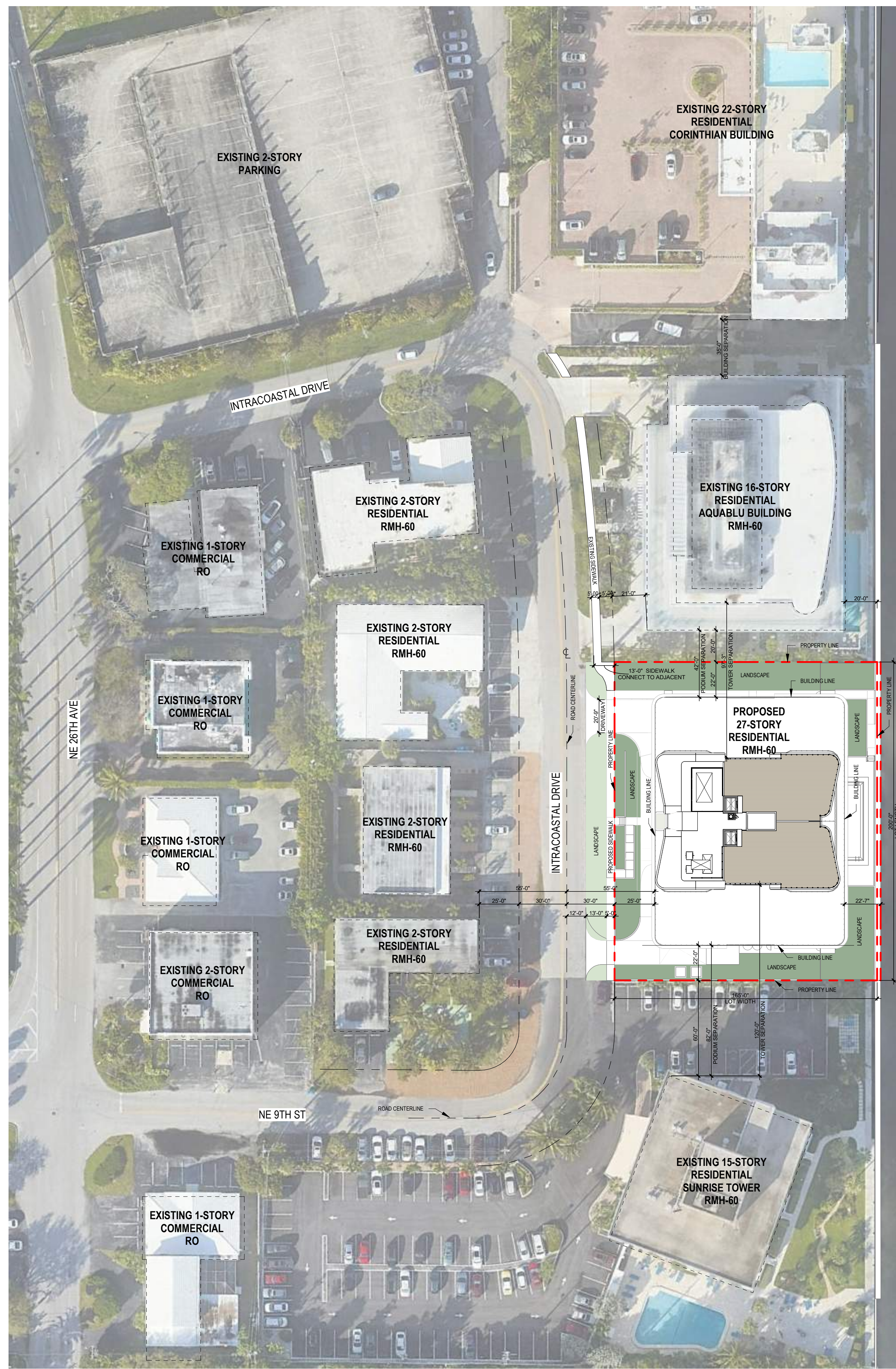
900 Intracoastal Drive
Fort Lauderdale, FL 33304

CONTEXT SITE PLAN

DRC SET

AR-005

8/17/2024 8:24:55 AM



- 1. EXISTING 16-STORY RESIDENTIAL - AQUABLU BUILDING
- 2. EXISTING 15-STORY RESIDENTIAL - SUNRISE TOWER
- 3. EXISTING 3-STORY COMMERCIAL BUILDING - THE GALLERIA SHOPPING
- 4. EXISTING 22-STORY RESIDENTIAL - CORINTHIAN BUILDING
- 5. EXISTING 14-STORY RESIDENTIAL - AMERICAS ON-THE-PARK
- 6. EXISTING 20-STORY RESIDENTIAL - SUNRISE EAST CONDOMINIUM
- 7. EXISTING 1-STOREY COMMERCIAL BUILDING - THE GALLERIA SHOPPING

1 CONTEXT SITE PLAN
AR-005 Scale: 1" = 40'-0"

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments Rev 01	04/05/2024

REVISIONS

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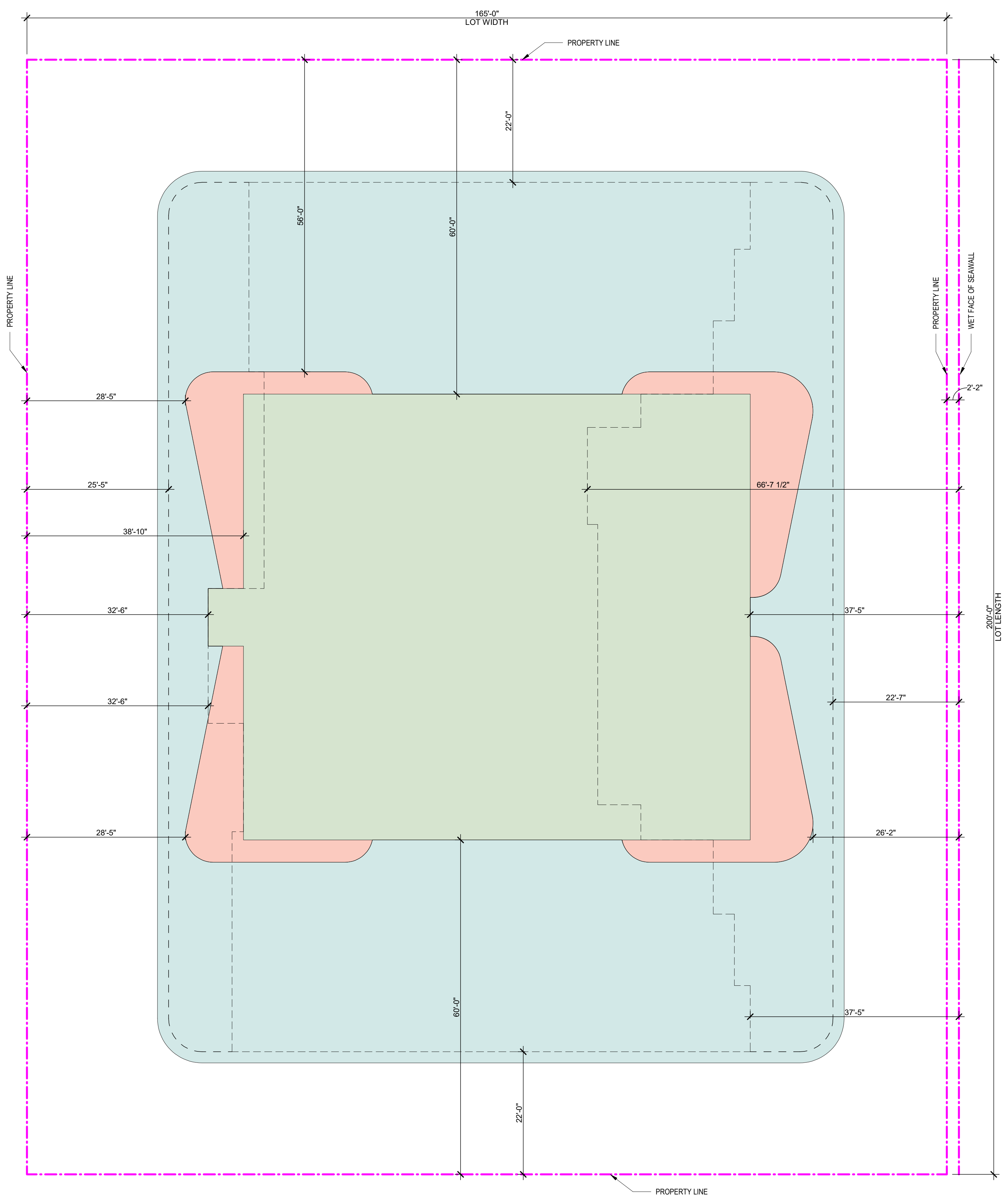
FOOTPRINT DIAGRAM

DRC SET

AR-006

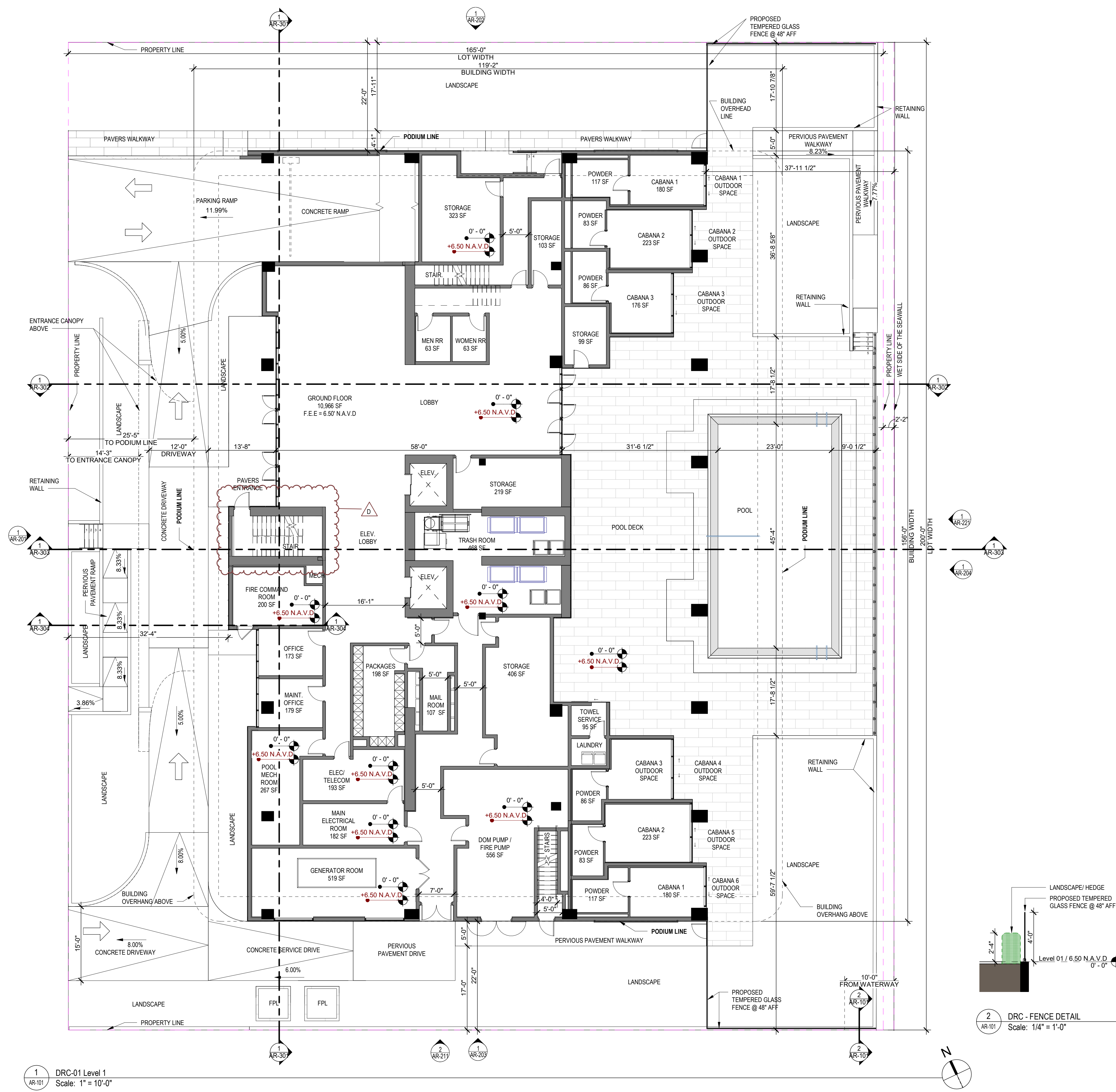
3/6/2024 3:21:31 PM

- PROPERTY LINES
- BUILDING FOOTPRINT (GF)
- GARAGE FOOTPRINT W/ CLADDING INCLUDED
- TOWER FOOTPRINT
- BALCONIES FOOTPRINT (TYP. LEVELS)



1 FOOTPRINT DIAGRAM
AR-006 Scale: 3/32" = 1'-0"

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



DATE	REV	DESCRIPTION
08/09/2024	D Rev 4	
07/12/24	C DRC Rev 03	
06/21/2024	B DRC Comments Rev 02	
04/05/2024	A DRC Comments Rev 01	

REVISIONS

DATE	COMM.
Issue Date	23009

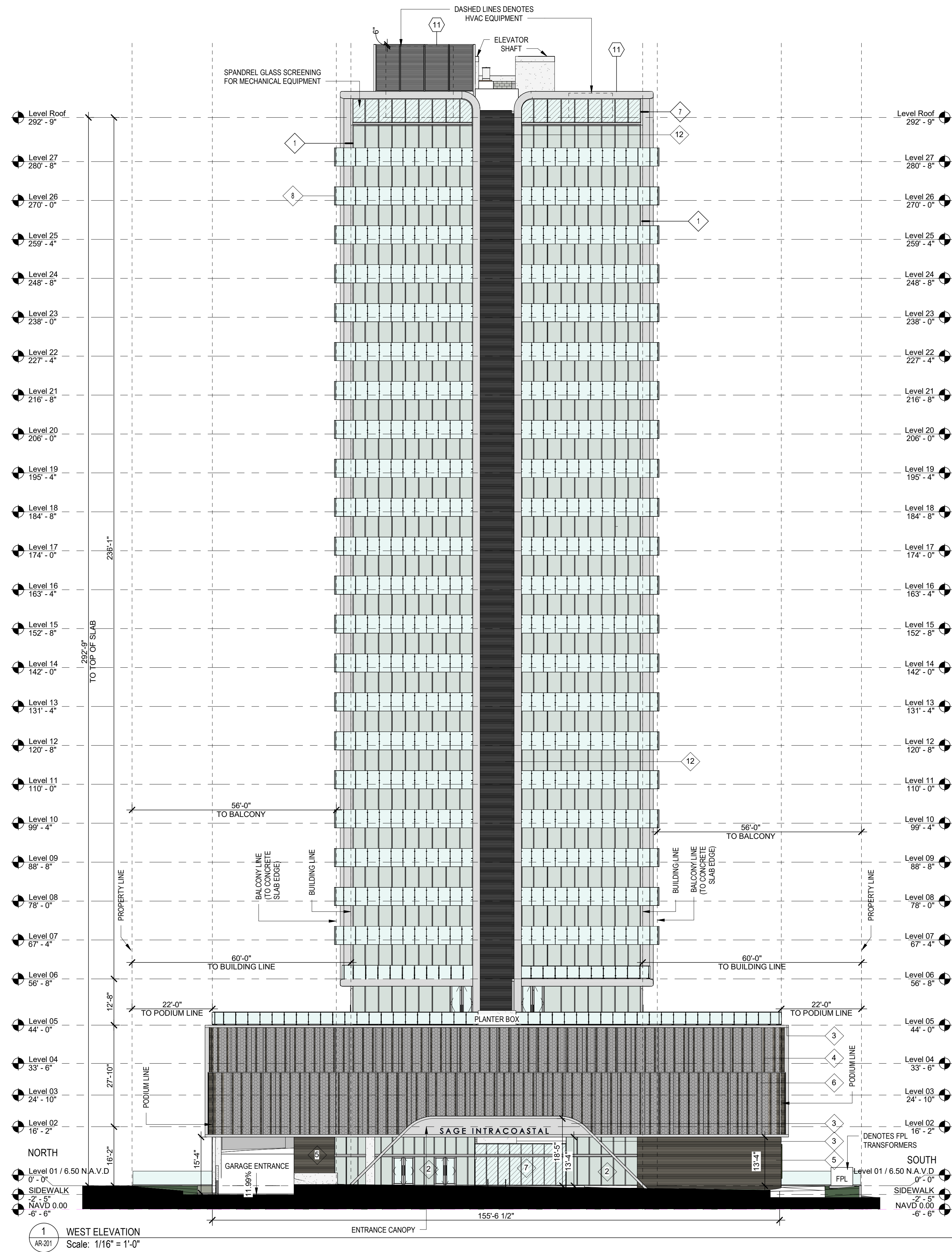
900 Intracoastal

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LEVEL 01 FLOOR PLAN

Project Status

AR-101



MATERIALS



MATERIALS LIST

1. GRAY ALUMINUM SYSTEM
2. ALUMINUM STOREFRONT WITH CLEAR GLASS
3. METAL FINISH (ARCH. FEATURE)
4. METAL FINISH (ARCH. FEATURE)
5. HORIZONTAL WOOD CLADDING
6. PERFORATED METAL GARAGE SCREENING
7. ALUMINUM STOREFRONT WITH SPANDREL GLASS
8. CLEAR GLASS RAILING
9. WHITE STUCCO
10. ARTIFICIAL GREEN WALL
11. METALLIC LOUVER SCREEN
12. GRAY STUCCO WITH REVEALS

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments	04/05/2024
	Rev 01	

REVISIONS

DATE:	COMM:
Issue Date	23009

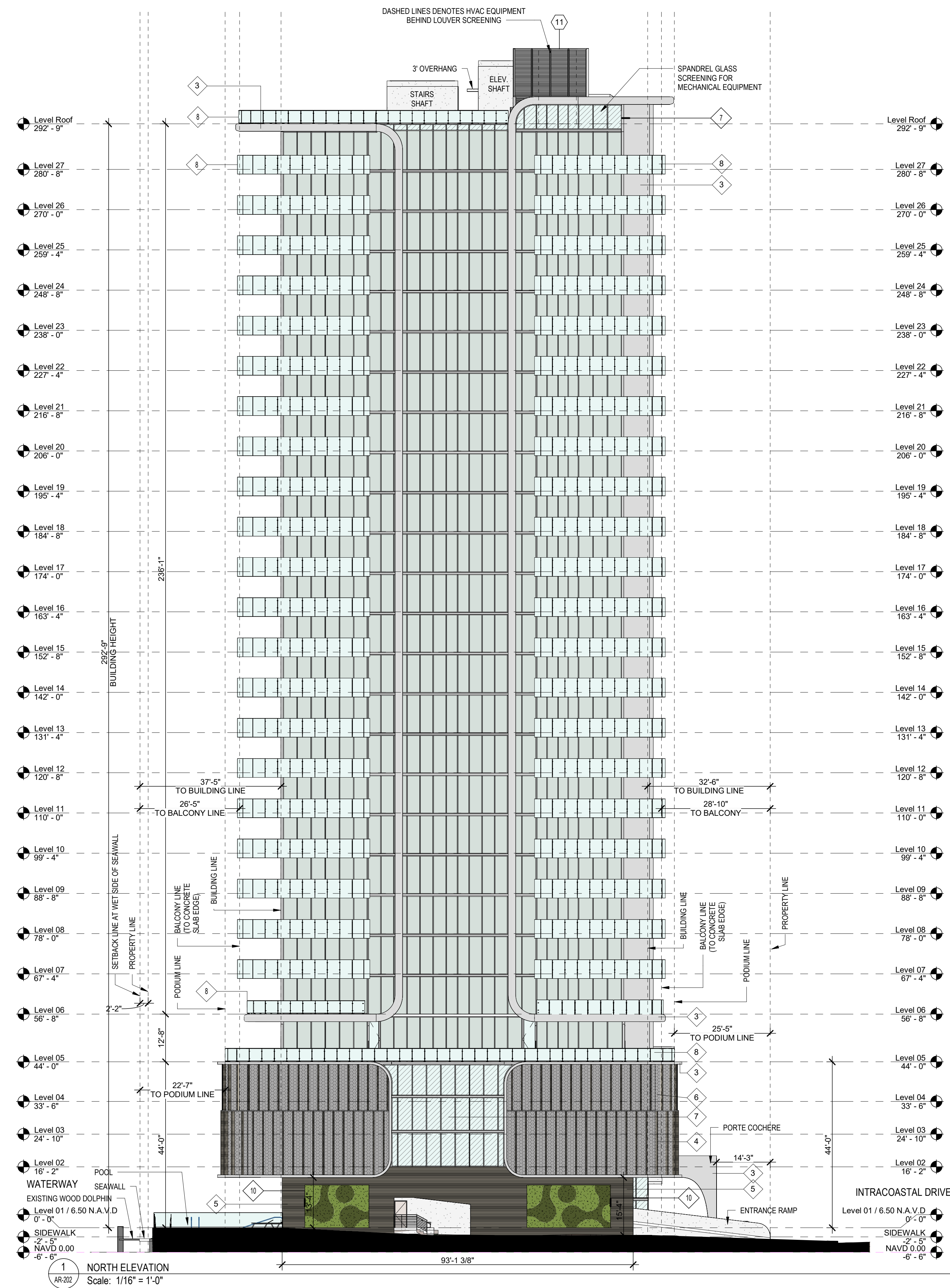
900 Intracoastal

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Fort Lauderdale, FL 33304

EXTERIOR ELEVATION

Project Status

AR-201



MATERIALS



MATERIALS LIST

1. GRAY ALUMINUM SYSTEM
2. ALUMINUM STOREFRONT WITH CLEAR GLASS
3. METAL FINISH (ARCH. FEATURE)
4. METAL FINS WITH WOOD COLOR
5. HORIZONTAL WOOD CLADDING
6. PERFORATED METAL GARAGE SCREENING
7. ALUMINUM STOREFRONT WITH SPANDREL GLASS
8. CLEAR GLASS RAILING
9. WHITE STUCCO
10. ARTIFICIAL GREEN WALL
11. METALIC LOUVER SCREEN
12. GRAY STUCCO WITH REVEALS

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Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments	04/05/2024
	Rev 01	

REVISIONS

DATE:	Issue Date	COMM:	23009
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900 Intracoastal

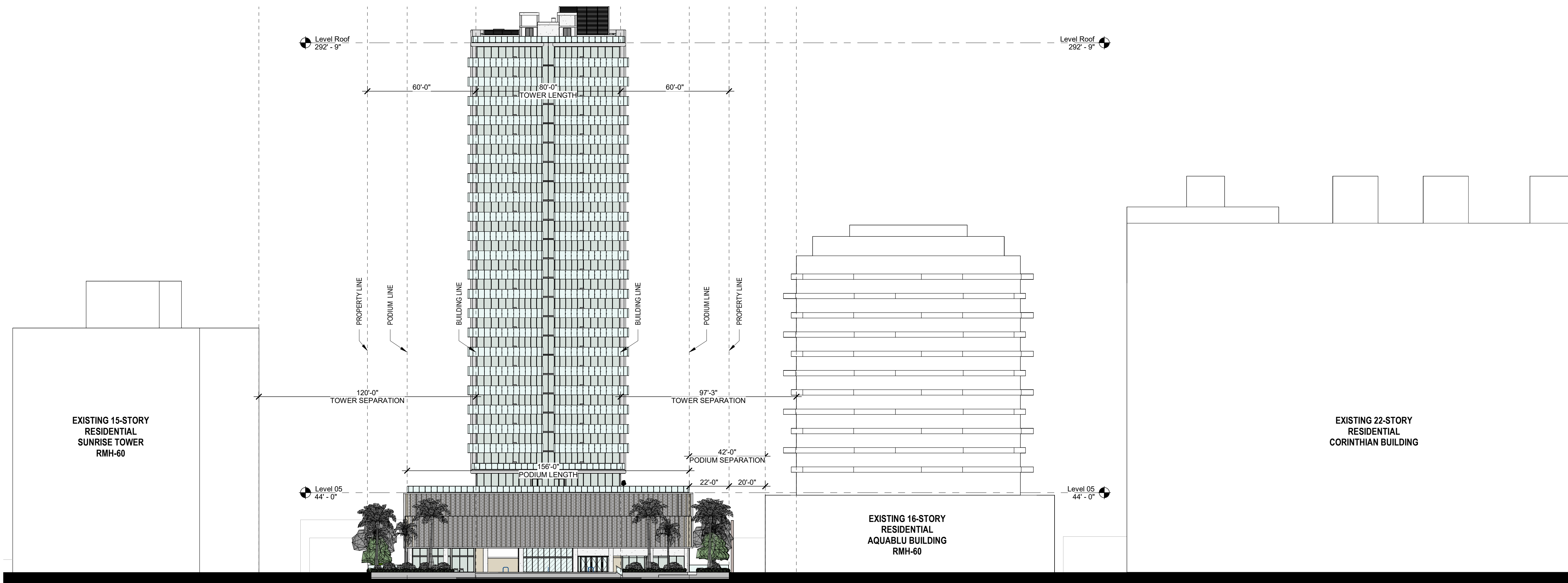
900 Intracoastal Drive
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EXTERIOR ELEVATION

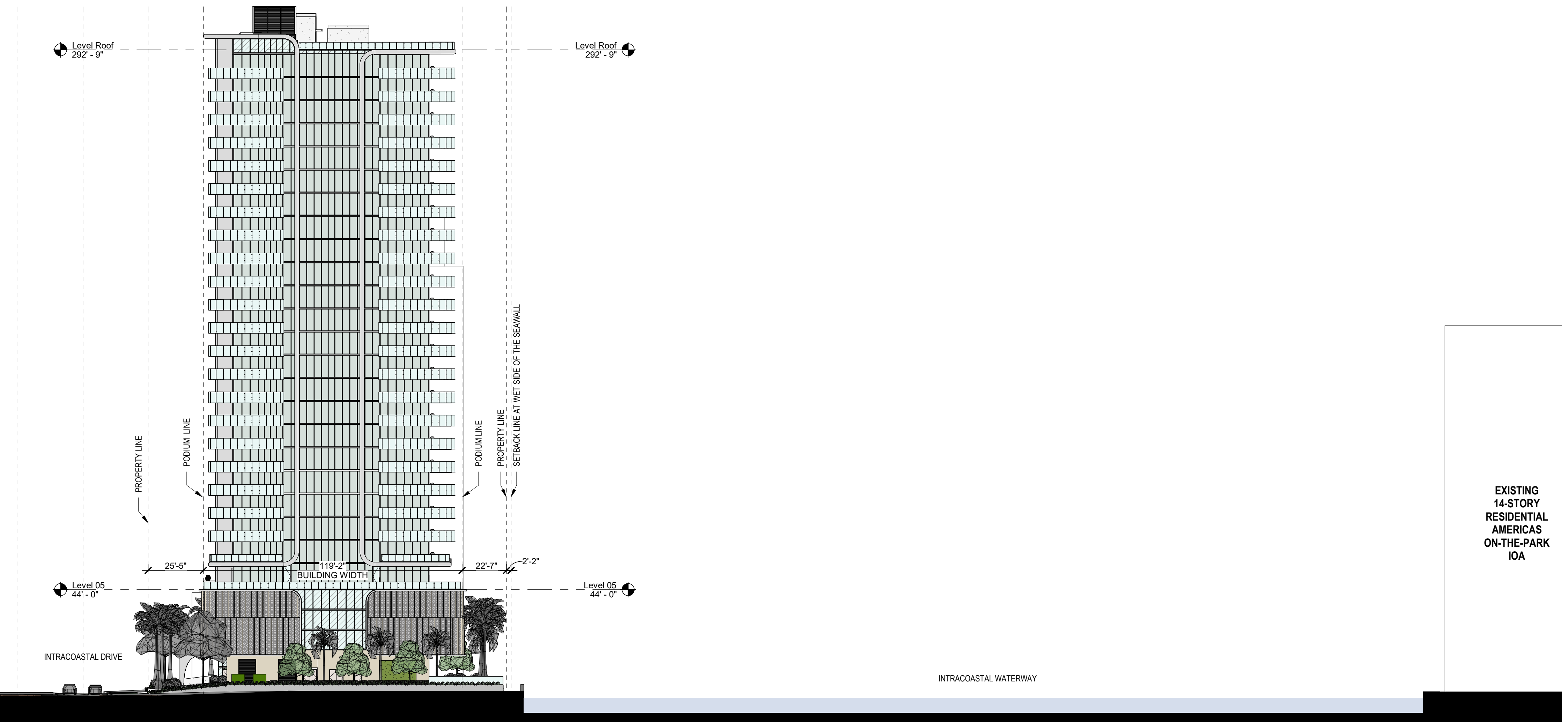
Project Status

AR-202

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



1 EAST ELEVATION - CONTEXT NORTH/SOUTH
Scale: 1" = 30'-0"



2 SOUTH ELEVATION - CONTEXT EAST/WEST
Scale: 1" = 30'-0"

A DRC Rev 03 07/12/24

REVISIONS

DATE: Issue Date
COMM: 23009

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EXTERIOR ELEVATION - CONTEXT

DRC SET

AR-221

DESIGNED DRAWN CHECKED
Designer Author Checker



A DRC Rev 03 07/12/24

REVISIONS

DATE: COMM:
Issue Date 23009

900 Intracoastal

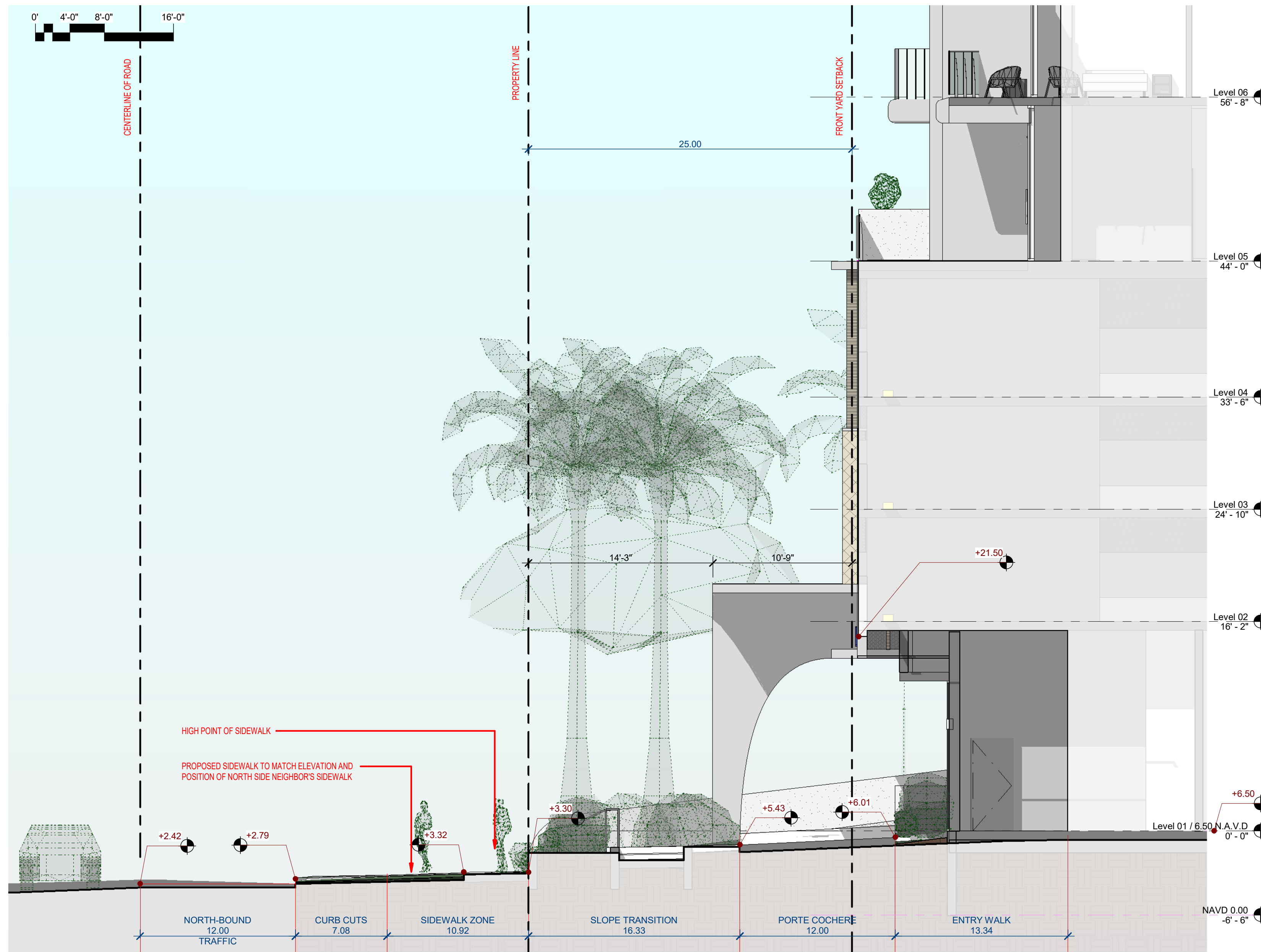
900 Intracoastal Drive
Fort Lauderdale, FL 33304

STREET SECTION

Project Status

AR-304

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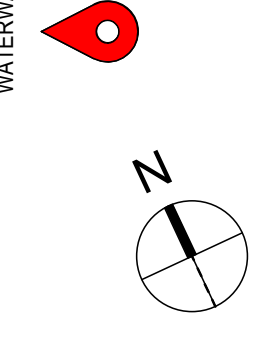
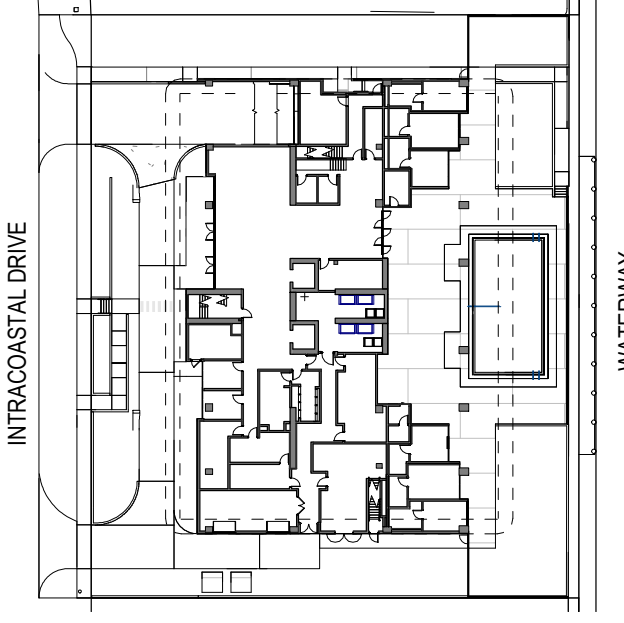


1 SITE SECTION - ZONING
Scale: 3/16" = 1'-0"

MATERIALS



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



B	DRC Rev 03	07/12/24
A	DRC Comments Rev 01	04/05/2024

REVISIONS

DATE:	COMM:
Issue Date	23009

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PERSPECTIVES & RENDERINGS

DRC SET

AR-401

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

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments Rev 01	04/05/2024

REVISIONS

DATE:	COMM:
Issue Date	23009

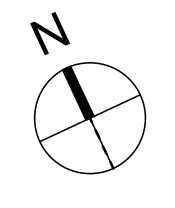
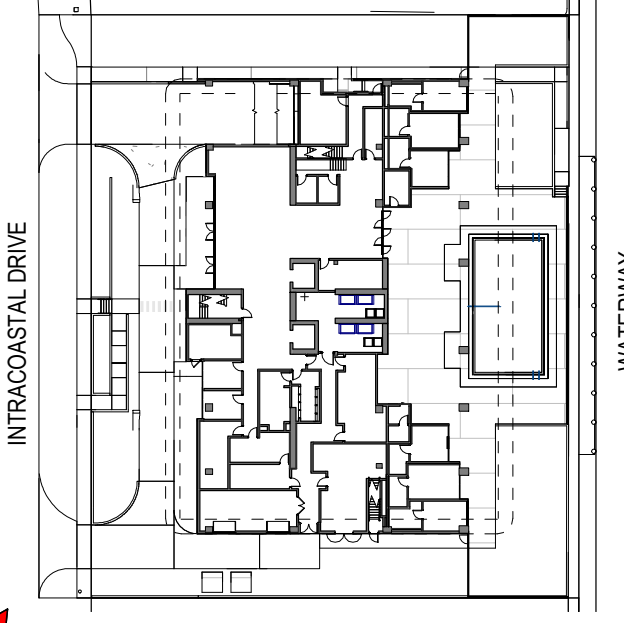
900 Intracoastal

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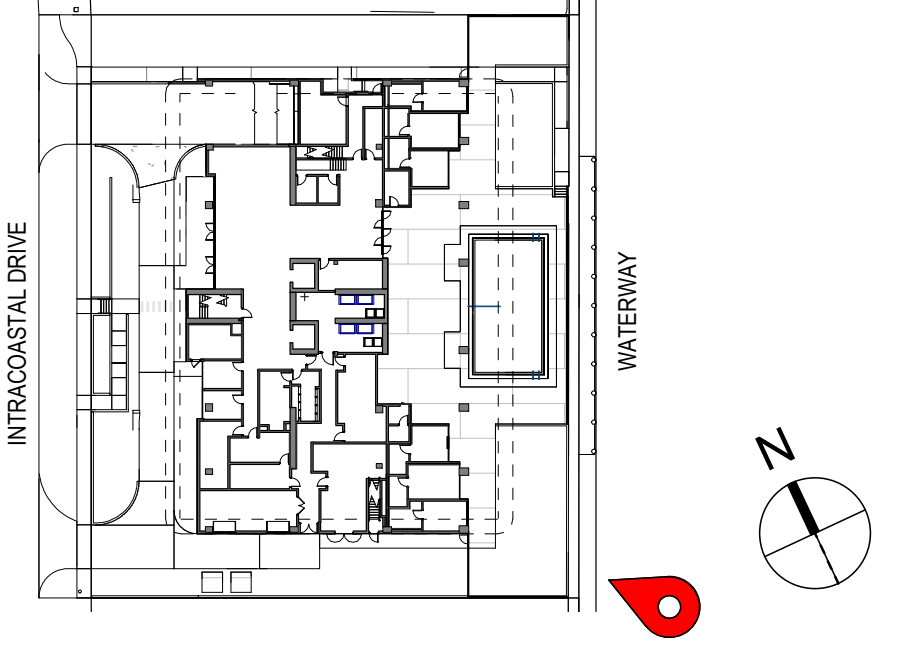
PERSPECTIVES & RENDERINGS

DRC SET

AR-403



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



DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments Rev 01	04/05/2024

REVISIONS

DATE:	COMM:
Issue Date	23009

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PERSPECTIVES & RENDERINGS

DRC SET

AR-404

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

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

B	DRC Rev 03	07/12/24
A	DRC Comments	04/05/2024
	Rev 01	

REVISIONS

DATE:	COMM:
Issue Date	23009

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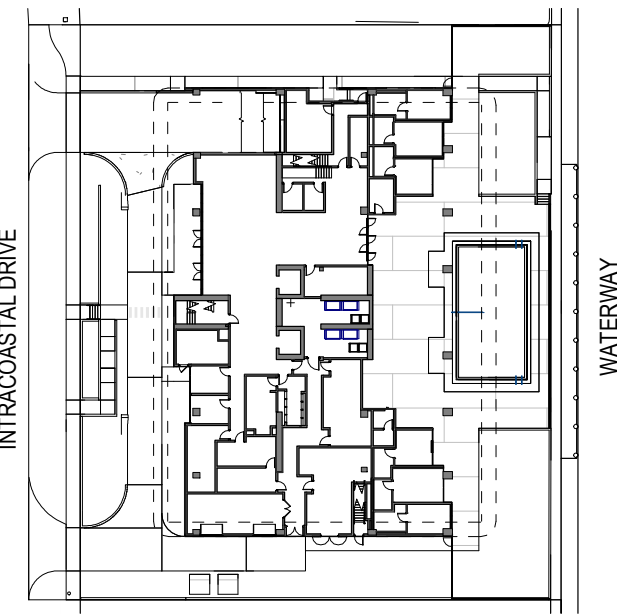
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PERSPECTIVES & RENDERINGS

DRC SET

AR-405

8/7/2024 8:27:39 AM



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

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

C	DRC Rev 03	07/12/24
A	DRC Comments Rev 01	04/05/2024

REVISIONS

DATE:	COMM:
Issue Date	23009

900 Intracoastal

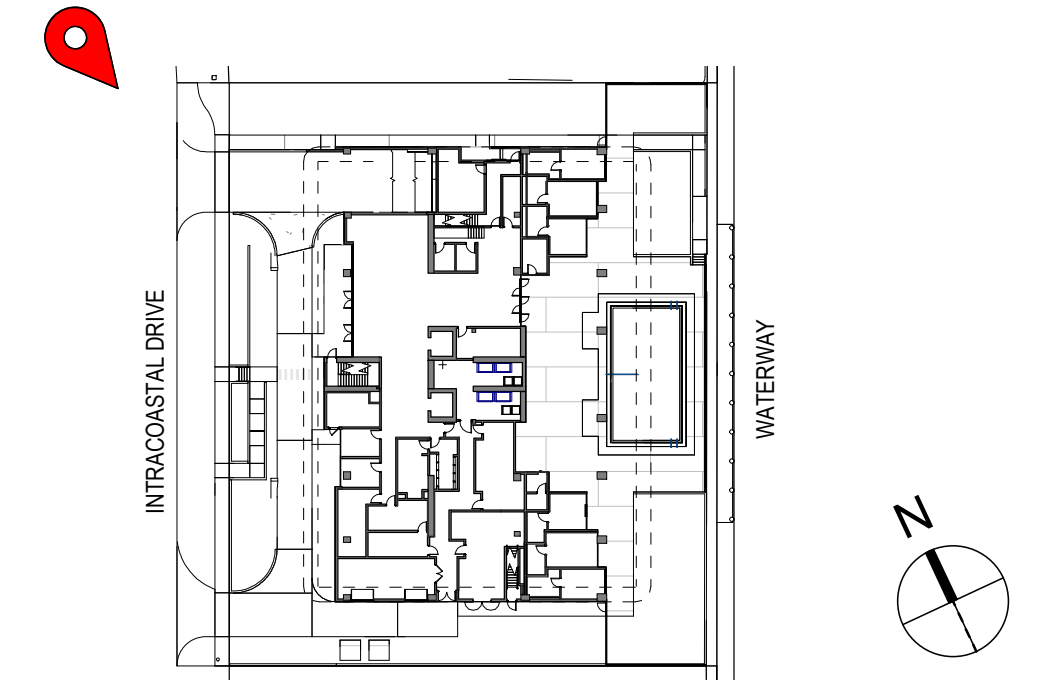
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Fort Lauderdale, FL 33304

PERSPECTIVES & RENDERINGS

DRC SET

AR-406

8/12/2024 2:34:42 PM



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

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker



1 AERIAL NE SITE PHOTO
Scale: 1/8" = 1'-0"

2 AERIAL SE SITE PHOTO
Scale: 1/8" = 1'-0"



4 AERIAL NW SITE PHOTO
Scale: 1/8" = 1'-0"

3 AERIAL SW SITE PHOTO
Scale: 1/8" = 1'-0"

REVISIONS

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EXISTING SITE PHOTOS

DRC SET

AR-501

8/11/2024 8:27:41 AM

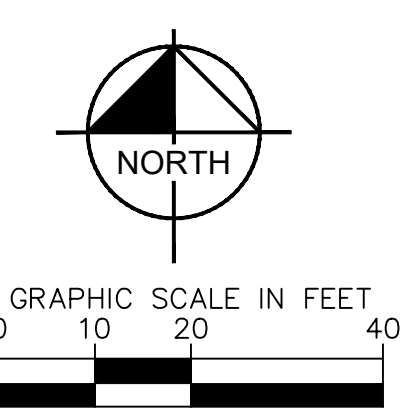
Plotted By: Chavez, Milena - Sheet: 300 INTRACOASTAL - Layout: L-300 LANDSCAPE PLAN - July 12, 2024 - 01:41:19pm - K:\ITL\civil\043 - jobs\043797012 - pms\900 intracoastal drive\Design\CADD\plansheets\landscape\L-300 LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	DBH	SIZE	NATIVE	WATER USE
TREES								
	BS	8	BURSERA SIMARUBA GUMBO LIMBO	FG	3.5" CAL MIN	14' HT. MIN./8' CT	YES	LOW
	CC	2	COCCOCHRINAX CRINITA OLD MAN PALM	FG	3" CAL MIN	8' HT. MIN.	NO	LOW
	DP	6	DICTYOSPERMA ALBUM HURRICANE PALM	FG	3" CAL MIN	20-25' CT	NO	MEDIUM
	EF	13	EUGENIA FOETIDA SPANISH STOPPER	FG	3.5" CAL MIN	12' HT. MIN./6' CT (ON SITE) 8' CT (WIN R.O.W.)	YES	LOW
	PR	1	PIMENTA RACEMOSA BAYRUM	FG	3" CAL MIN	12' HT. MIN.	NO	MEDIUM
	SS	9	SABAL PALMETTO CABBAGE PALMETTO	FG	3" CAL MIN	18' - 25' CT. MIN.	YES	LOW
	TR	17	THRINAX RADIATA FLORIDA THATCH PALM	FG	3" CAL MIN	8' CT MIN.	YES	LOW
	VW	1	BULNESIA ARBOREA VERAWOOD	FG	3" CAL MIN	12' HT.	NO	LOW
SHRUBS								
	CH	25	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCO PLUM	CONT.	48" O.C.	24" HT. MIN.	YES	LOW
	MF2	119	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	CONT.	48" O.C.	36" HT. MIN.	YES	LOW
	SC2	18	SERENOA REPENS 'CINEREA' SILVER SAW PALMETTO	CONT.	48" O.C.	36" HT. MIN.	YES	LOW
	ZP2	65	ZAMIA PUMILA COONTIE CYCAD	CONT.	24" O.C.	24" HT. MIN. X 24" SPRD. MIN.	YES	LOW
SHRUB AREAS								
	MC2	264	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	CONT.	30" O.C.	24" HT. MIN.	YES	LOW
GROUND COVERS								
	EL	2,011	ERNODEA LITTORALIS GOLDEN CREEPER	CONT.	12" O.C.	12" HT. MIN.	YES	12" o.c. LOW
	MS	2,518	MICROSORUM SCOLOPENDRIA WART FERN	1 GAL	18" O.C.	12" HT. MIN.	YES	18" o.c. LOW

*SPANISH STOPPERS (EUGENIA FOETIDA) PROPOSED WITHIN THE RIGHT-OF-WAY MUST BE 8' CLEAR TRUNK AND MEET REQUIREMENTS PER SECTION CODE ULDR 47-21.13.B.16



No.	REVISIONS	DATE	BY
C	DRC COMMENTS REV 3	07/12/24	RL
B	DRC COMMENTS REV 2	06/21/24	RL

Kimley»Horn

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 PHONE: 954-535-5100 FAX: 954-739-2247
 WWW.KIMLEY-HORN.COM REGISTRY No. 696

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
043797012	JUN 2024	AS SHOWN	MW	RL	MW

LANDSCAPE PLAN

900 INTRACOASTAL
 PREPARED FOR
 900 INTRACOASTAL
 LLC
 CITY OF FORT
 LAUDERDALE FL

Always call 811 two full business days before you dig to have underground utilities located and marked.

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SHEET NUMBER
L-300