

Exhibit 2

NEW SHOPPING CENTER PONDEROSA PLAZA

2201 N.W. 6th STREET
FORT LAUDERDALE,
FLORIDA 33311

PROJECT TEAM:

OWNER:

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4701 N.W. 16th STREET
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ARCHITECT:

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LANDSCAPE ARCHITECT:

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CIVIL ENGINEER:

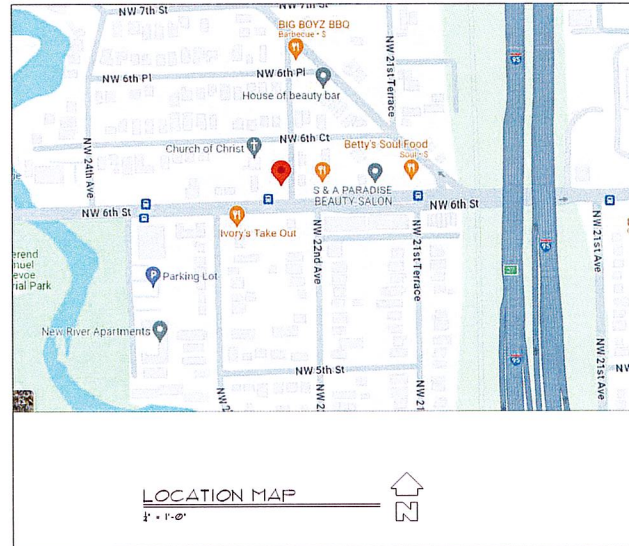
SZAUER ENGINEERING, INC.
JORGE SZAUER
7251 W. PALMETTO PARK RD., SUITE 100
BOCA RATON, FL. 33433
(561) 716-0159
jszauer@szauereng.com

STRUCTURAL ENGINEER:

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3440 N.E. 12th AVENUE
OAKLAND PARK, FL. 33334
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jszauer@szauereng.com

MEP ENGINEERS:

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BACH NGUYEN
5130 N. FEDERAL HWY., SUITE 1
FT. LAUDERDALE FL. 33300
(954) 821-7937
bach@bachengineers.com



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by Bertram
Lewars
Date: 2024.01.31
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NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

LEWARS DESIGN I, LLC
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REVISIONS:

SITE PLAN

Sheet Title:

FILE NAME: LEWS
PROJECT NO: 20220708

DATE: 31 JANUARY 2024

DRAWN BY: L.D.

CHECKED BY: B.A.

A.0

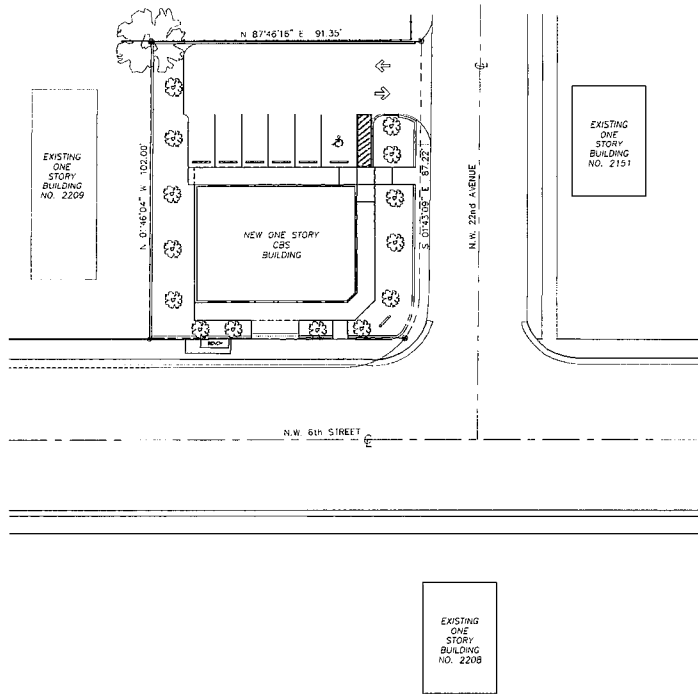












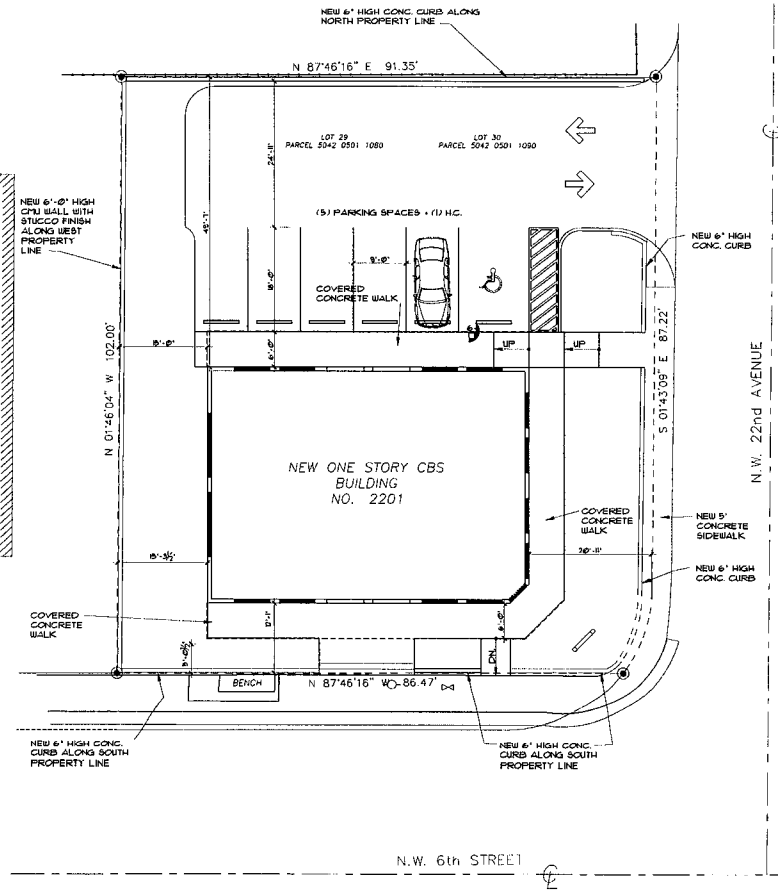
CONTEXT SITE PLAN

1" = 20' - 0"

SITE PLAN DATA TABLE:

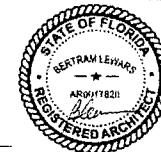
SITE	• 9,289 SQ. FT. (.213 ACRE)
NEW BUILDING FOOTPRINT	• 2,201 SQ. FT.
PAVED AREA	• 3,057 SQ. FT.
NEW ON-SITE CONCRETE	• 1,289 SQ. FT.
TOTAL IMPERVIOUS AREA	• 6,548 SQ. FT. 71%
OPEN SPACE REQUIRED	• N/A
LANDSCAPE AREA	• N/A
PARKING AREA REQUIRED	• 0
PARKING PROVIDED	• (6) REGULAR SPACES (1) ADA
LOADING ZONE	• N/A
BICYCLE SPACES	• 0
BUILDING HEIGHT	• 22 FEET
BUILDING STRUCTURAL LENGTH	• 54'-10" LONG PARALLEL TO N.W. 6th STREET X 40'-4" WIDE
NUMBER OF STORIES	• ONE
SETBACK TABLE:	
WEST REQUIRED	• 15'-0" / WEST PROVIDED • 15'-0"
SOUTH REQUIRED	• 0" / SOUTH PROVIDED • 12'-1"
EAST REQUIRED	• 15'-5" / EAST PROVIDED • 30'-11"
NORTH REQUIRED	• 0" / NORTH PROVIDED • 35'-1"
CURRENT USE OF PROPERTY	• TWO ADJOINING VACANT LOTS
LAND USE AND ZONING DESIGNATIONS	• NORTHWEST REGIONAL ACTIVITY CENTER - MIXED USE WEST (NRAC-PMU)
WATER/WASTEWATER SERVICE PROVIDER	• CITY OF FT. LAUDERDALE PUBLIC WORKS
USES/GROSS FLOOR AREA	• RETAIL, 2,201 SQ. FT.
FLOOR AREA RATIO (FAR)	• 23.15/100'
VEHICULAR USE AREA	• 26%

EXISTING ONE STORY BUILDING NO. 2209



SITE PLAN

1" = 10' - 0"



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Date: 2024.01.31 15:07:47 -05'00'

NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

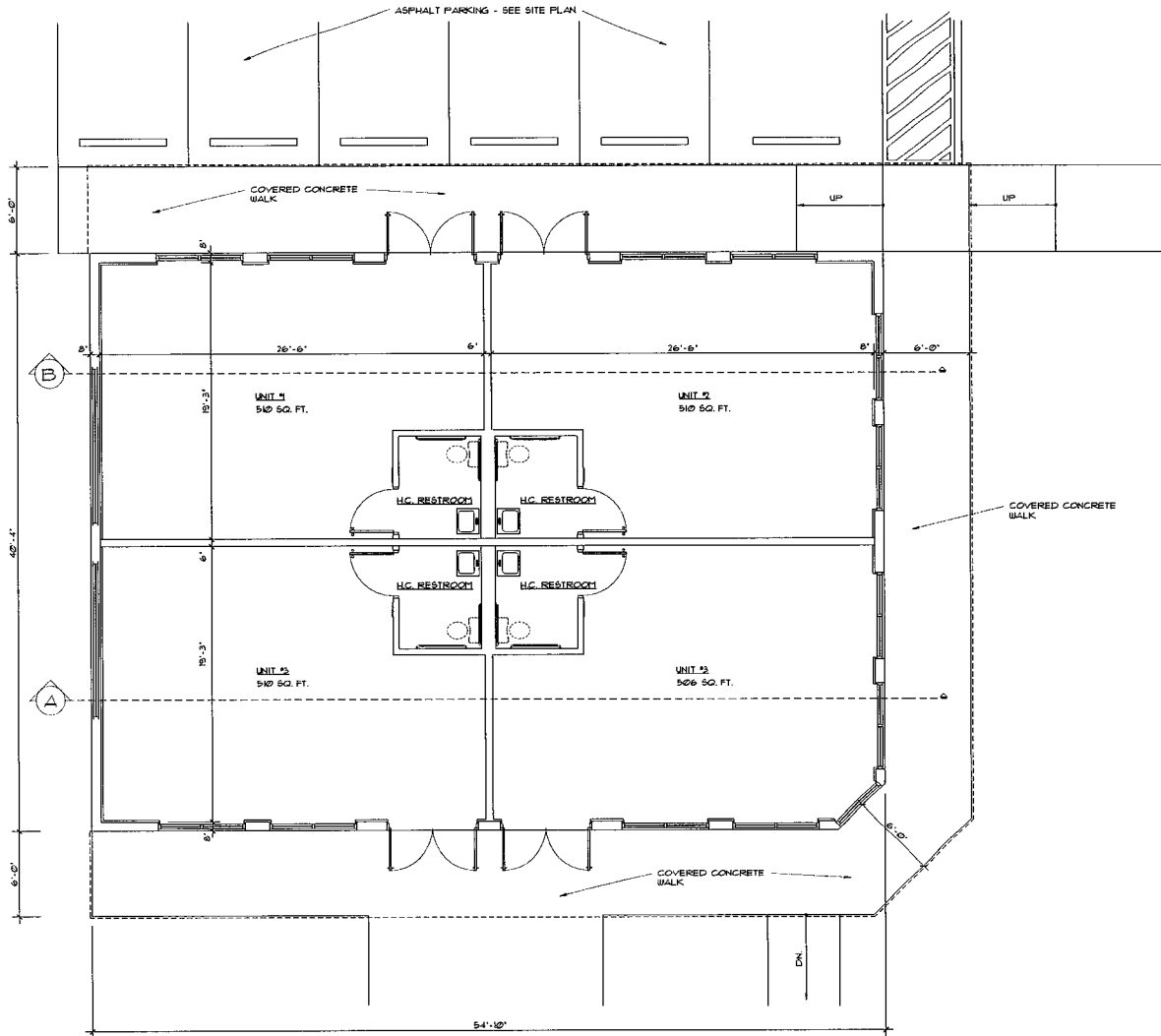
LEWARS DESIGN I, LLC
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REVISIONS

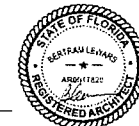
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SITE PLAN, CONTEXT SITE PLAN, SITE PLAN DATA TABLE	
Sheet Title:	
FILE NAME LEWS	PROJECT NO 20220708
DATE: 31 JANUARY 2024	DRAWN BY: L.D.
	CHECKED BY: B.L.

A.1



FLOOR PLAN
1" = 1'-0"



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by Bertram Lewars
Date: 2024.01.31
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REVISIONS

FLOOR PLAN

Sheet Title:

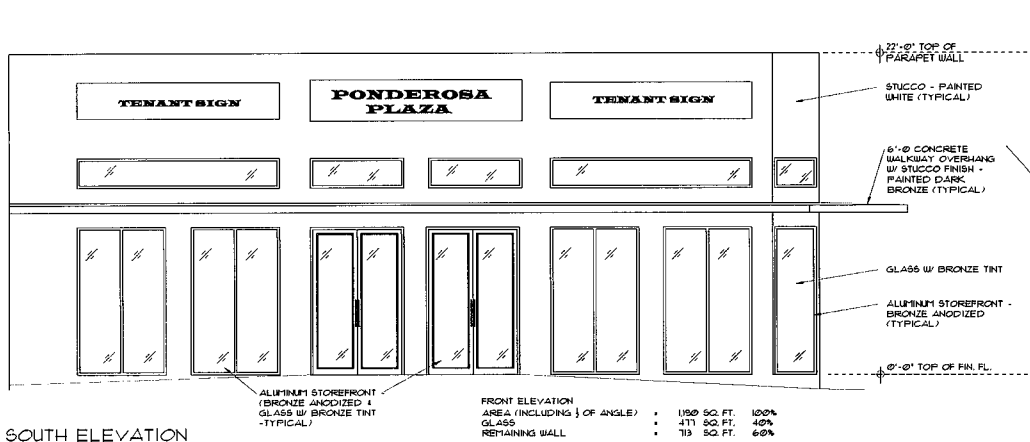
FILE NAME: LEWS
PROJECT NO: 2023700

DATE: 31 JANUARY 2024
DRAWN BY: BL
CHECKED BY: BL

A.2

NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

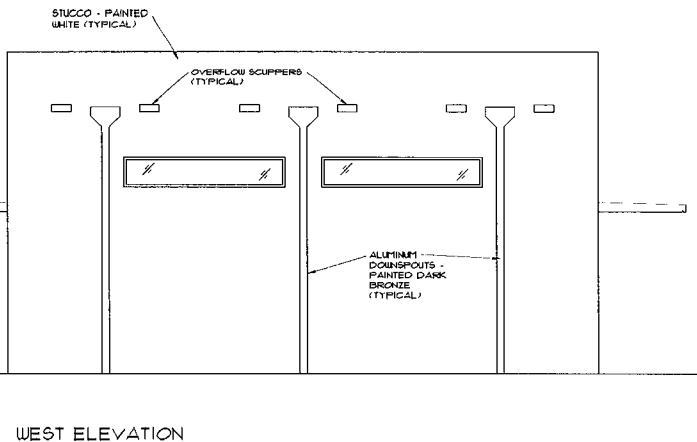
LEWARS DESIGN I, LLC
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SOUTH ELEVATION

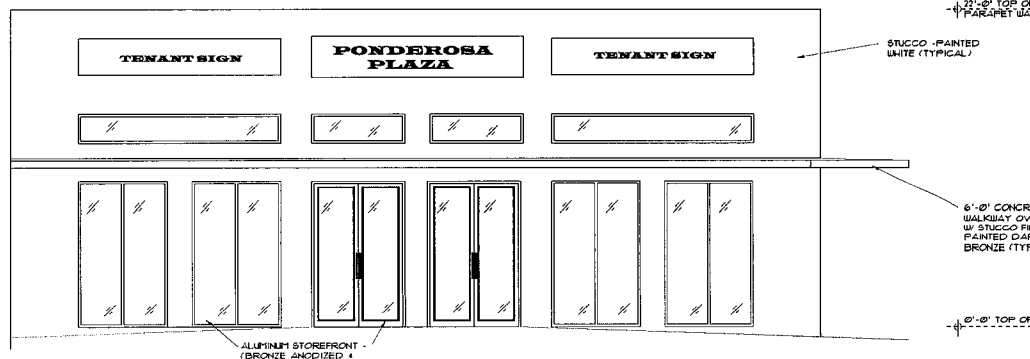
1/4" = 1'-0"

FRONT ELEVATION AREA (INCLUDING) OF ANGLE	•	1950 SQ. FT.	100%
GLASS	•	471 SQ. FT.	42%
REMAINING WALL	•	73 SQ. FT.	62%



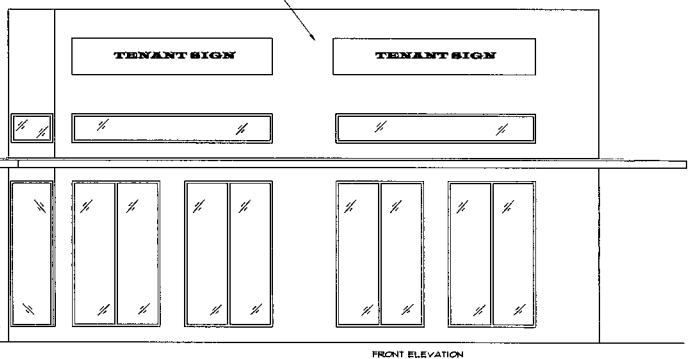
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

FRONT ELEVATION AREA (INCLUDING) OF ANGLE	•	899 SQ. FT.	100%
GLASS	•	373 SQ. FT.	36%
REMAINING WALL	•	516 SQ. FT.	64%

NEW SHOPPING CENTER
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REVISIONS:

EXTERIOR ELEVATIONS
Sheet Title:
FILE NAME: LEW
PROJECT NO: 20220708
DATE: 27 JANUARY 2024
DRAWN BY: L.O.
CHECKED BY: B.L.



Digitally signed by
 Bertram Lewars
 Date: 2024.01.31
 15:08:24 -05'00'

A.3

NEW SHOPPING CENTER
PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33311

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 lewars@comcast.net

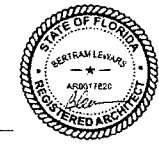
REVISIONS:

EXTERIOR ELEVATIONS WITH ADJACENT BLDGS.

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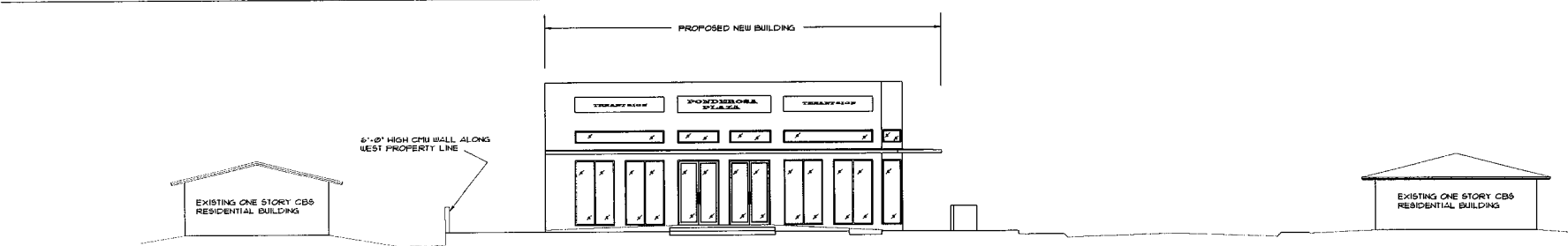
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 PROJECT NO: 20230708

DATE: 31 JANUARY 2024
 DRAWN BY: LL
 CHECKED BY: BL



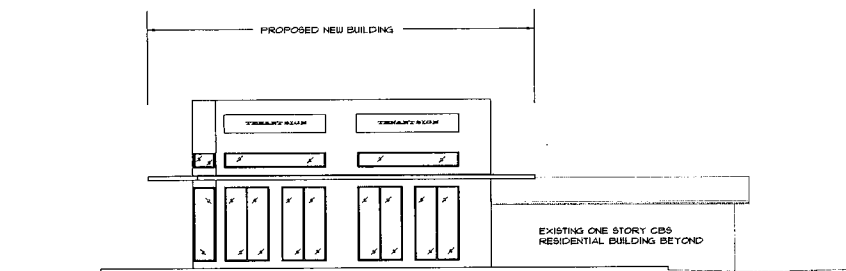
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A.4



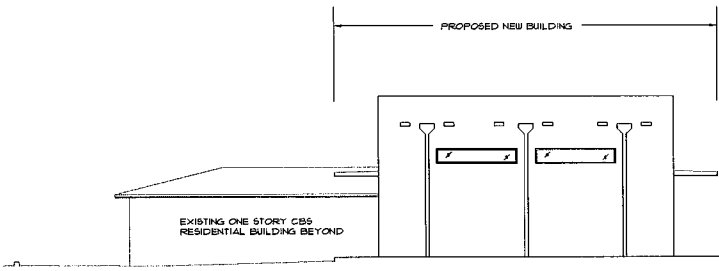
SOUTH ELEVATION
 1/4" = 1'-0"

NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE



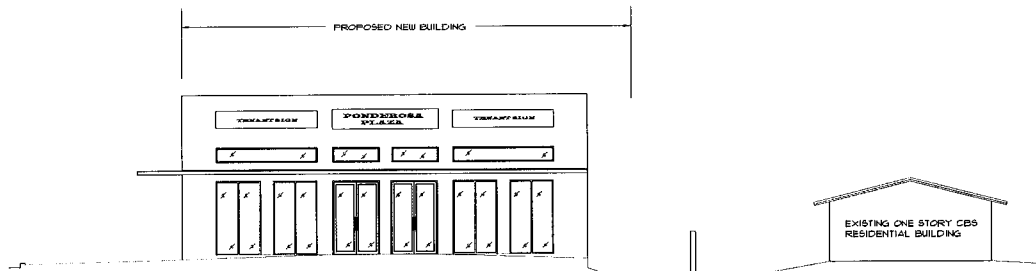
EAST ELEVATION
 1/4" = 1'-0"

NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE



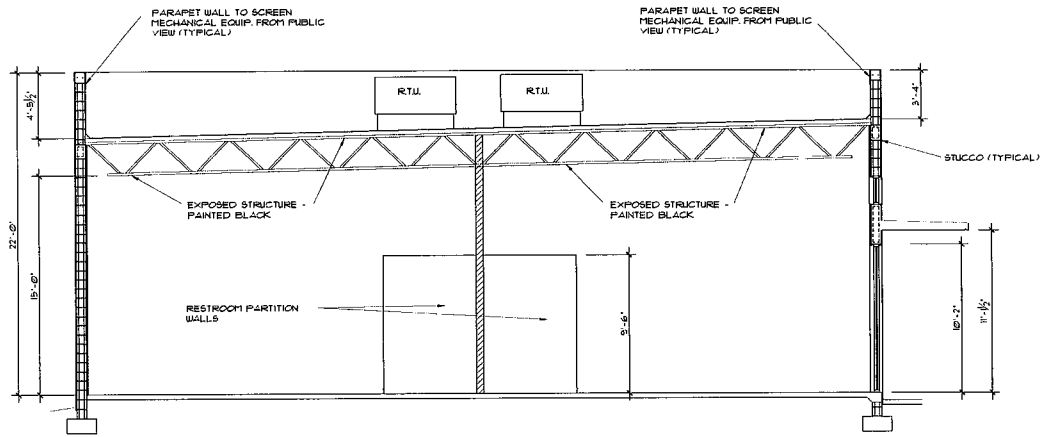
WEST ELEVATION
 1/4" = 1'-0"

NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE

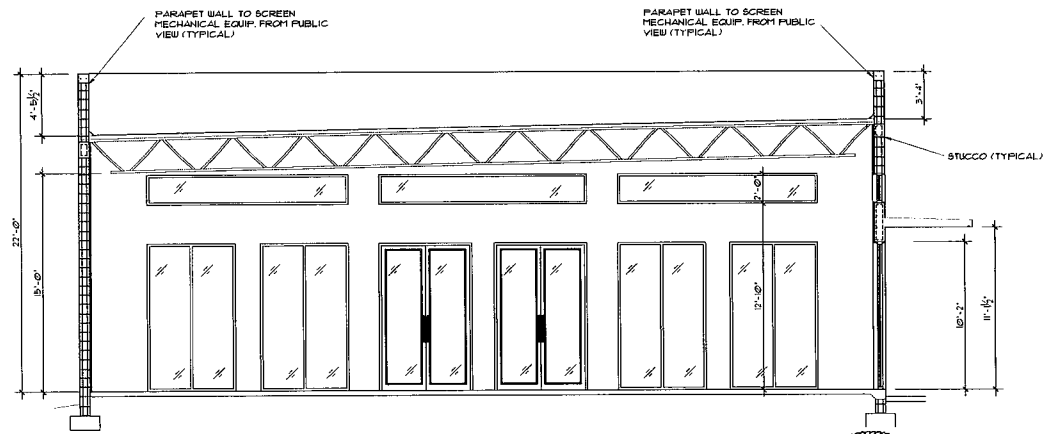


NORTH ELEVATION
 1/4" = 1'-0"

NOTE:
 ALL WALLS: STUCCO FINISH PAINTED WHITE



A BUILDING SECTION
1/4" = 1'-0"



B BUILDING SECTION
1/4" = 1'-0"



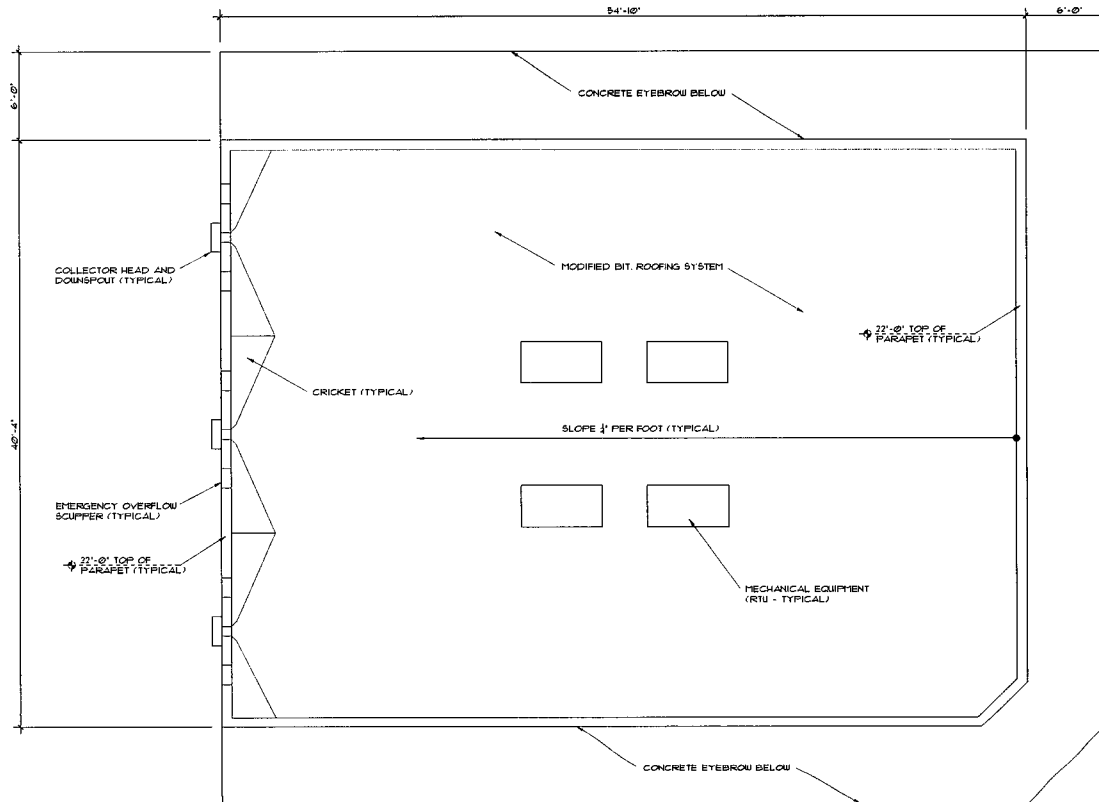
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Bertram Lewars
Date: 2024.01.31
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NEW SHOPPING CENTER
PONDEROSA PLAZA
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

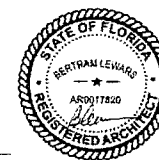
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REVISIONS
BUILDING SECTIONS
Sheet Title:
FILE NAME: LEWS
PROJECT NO: 2022P08
DATE: 31 JANUARY 2024
DRAWN BY: L.S.
CHECKED BY: R.L.

A.5



ROOF PLAN
1/4" = 1'-0"



Digitally signed by
Bertram Lewars
Date: 2024.01.31
15:09:24 -05'00'

REVISIONS:

ROOF PLAN

Sheet Title:

FILE NAME LEWS
PROJECT NO. 20232706

DATE: 31 JANUARY 2024
DRAWN BY: S.S.
CHECKED BY: S.S.

A.6

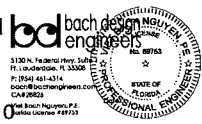
LEWARS DESIGN I, LLC
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ber@lewards.com

NEW SHOPPING CENTER
PONDEROSA PLAZA

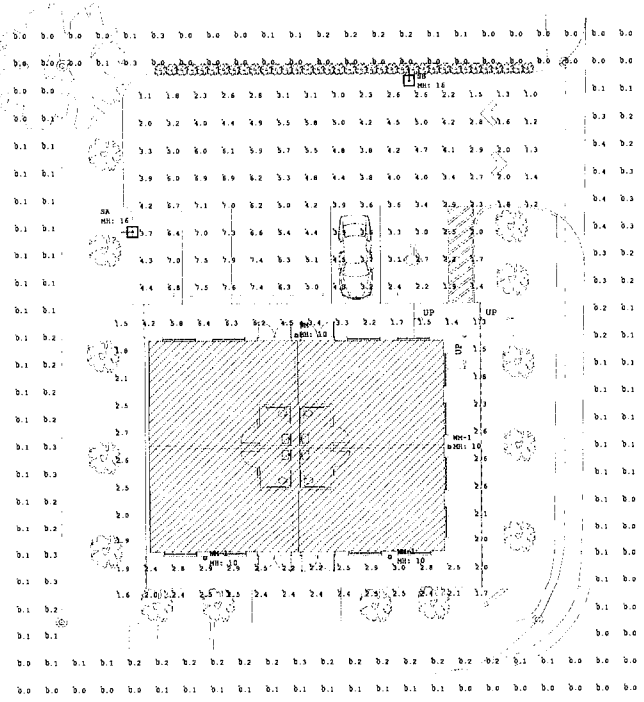
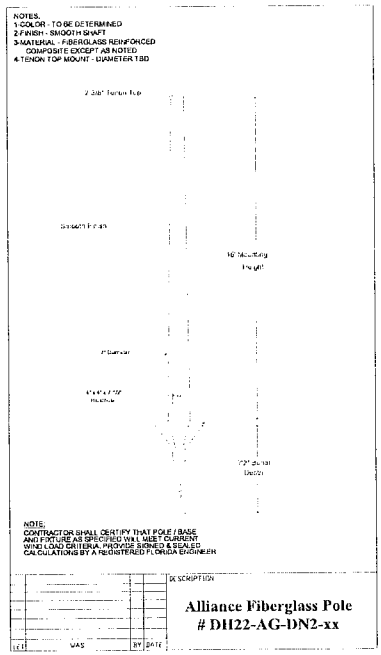
2201 N.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33311

Digitally signed by Viet Bach Nguyen
 Date: 2024.01.10 16:30:54 -05'00'



Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag
□	1	SA	SINGLE	4077	66	0.900	LMI Industries MRS-LED-12L-SIL-FTANY-DIM-40-70CRI-XKAL	16" MH / 22" OAL Fiberglass DB
□	1	SB	SINGLE	3825	66	0.900	LMI Industries MRS-LED-12L-SIL-4-DIMY-DIM-40-70CRI-XKAL	16" MH / 22" OAL Fiberglass DB
□	1	WB	SINGLE	3077	19	0.900	LMI # XWB-LED-22L-SIL-3-40-70CRI	16" Wall Mounted
□	3	WM-1	SINGLE	1974	13	0.900	XWB-LED-22L-SIL-2-40-70CRI	16" Wall Mounted

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter	Illuminance	Fc	2.80	6.0	1.3	2.09	4.62
Parking Lot	Illuminance	Fc	4.00	7.6	1.1	3.64	6.82
Residential Epil)	Illuminance	Fc	0.04	0.3	0.0	N.A.	N.A.



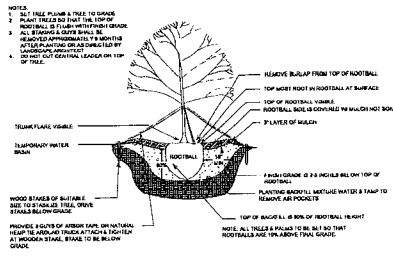
ELECTRICAL PHOTOMETRIC PLAN
 scale: 3/32" = 1'-0"



PONDEROSA PLAZA
 2201 N.W. 6TH STREET
 FORT LAUDERDALE, FL 33311

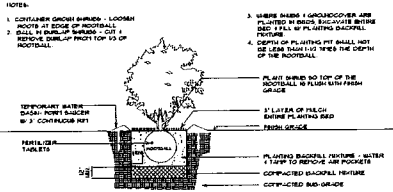
No.	ISSUE	DATE

Project:
Title: ELECTRICAL PHOTOMETRIC PLAN
Sheet Number: E-1



TREE STAKING DETAIL

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



SHRUB PLANTING DETAIL

Plant List

Sym	Qty	Botanical Name	Common Name	Size	Notes	Planting Tolerance
Trees/Palms						
CD	3	Coccoloba diversifolia	Pigeon Plum	10' Ht. x 4' Spr., 2" cal.		High
MF	7	Myciandhes fragrans	Simpson's Stopper	10' Ht. x 5' Spr., 3" cal. Single trunk		High
QV	3	Quercus virginiana	Live Oak	10' Ht. x 5' Spr., 3" cal., 7 CT		High
Shrubs/Groundcovers						
CI	15	Chrysobalanus icaco	Cocoplum	24" x 24", 24" O.C.		Yes Medium
IV	70	Ilex vomitoria 'Stokes Dwarf'	Dwarf Hlx	10" x 10", 18" O.C.		Yes High
TA	30	Trachelospermum jasminoides	Asian Jasmine	6" x 12", 18" O.C.		No Medium
PM	63	Podocarpus macrophyllum	Podocarpus	24" x 24", 24" O.C.		No Medium
Soil			St. Augustine			
Mulch			Shredded Melaleuca or Eucalyptus			

Landscape Code Requirements

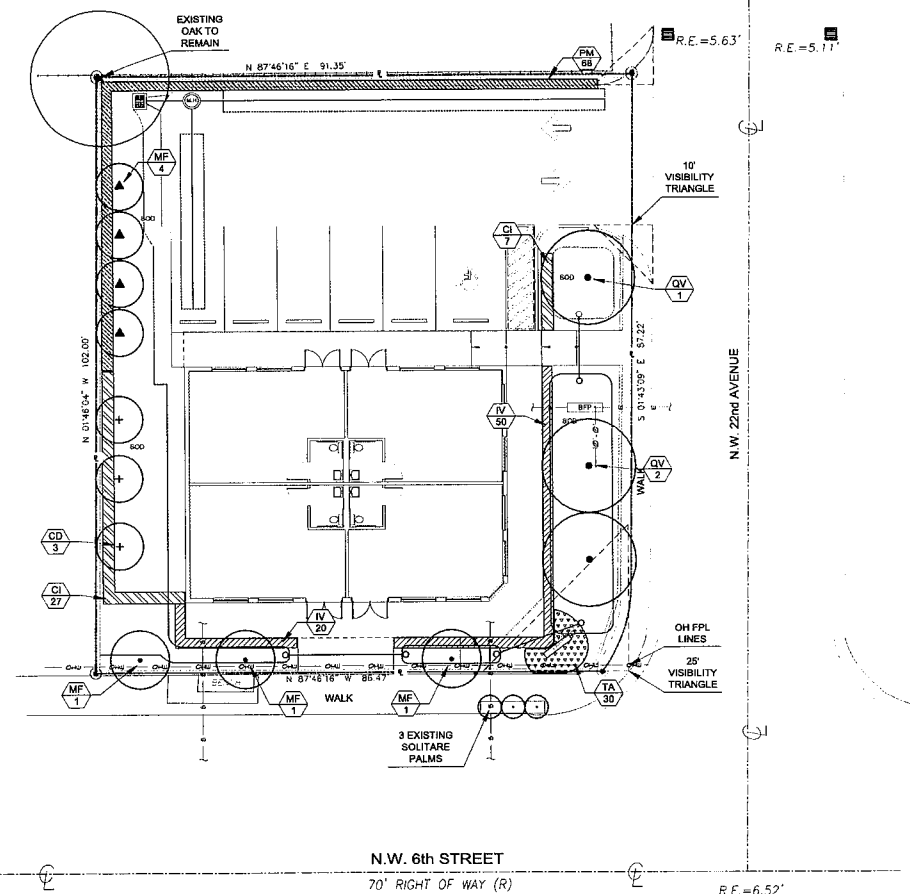
Site Area = 3062 sq ft ± (21 AC) (see Schedule A-1, A-2, A-3, A-4)
 LSA = 2638 sq ft

Description	Application	Calculation	Required	Provided
Site Trees	1 tree/1000 sq ft	6282 sq/1000	10	8
Site Groundcover	10% of LSA	263.8 sq ft	2	2
Site Trees	1 tree/1000 sq ft	3474 sq/1000 x 12	42	181
Site Trees	1 tree/1000 sq ft	2688 sq/1000	3	0
Site Shrubs	2 shrubs/1000 sq ft	2688 sq/1000 x 6	17	17
Native Trees	4%	13 (4%)	8	8
Native Shrubs	40%	59 (40%)	34	34
Street Trees	1/100	NW 22nd Ave. 87,227/303 NW 6th Street 88,477/303	3	3

General Notes:

1. All plant materials shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2016, Florida Department of Agriculture and Consumer Services.
2. All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be free to appear and variety and shall conform to measurements specified.
4. All plant materials shall be inspected by the City and Landscape Architect for final approval.
5. All plants shall be seasonally heavy, symmetrical, tight knit and so trained in appearance as to be suitable for formal landscaping and symmetry.
6. Contractor shall notify Sunlight 811 (call 811) for location of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor shall be responsible for the work and restoration or damage to utilities that he has not inspected at the appropriate time.
7. Once B1, attached sterilized Melaleuca or Eucalyptus mulch shall be used in all tree planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 2" wider than plants measured from outside edge of foliage.
8. Seed shall be St. Augustine and free of weeds, insects, fungus and disease, sold with alternating and watering points.
9. All trees and shrubs shall be bedded with a suitable planting soil consisting of 60 percent sand and 40 percent approved compost. All plant materials shall be bedded with a minimum of 8 to 16 inches of planting soil around the root ball. Refer to planting orders. Planting soil to be bedded into plant pits by watering in. Planting beds shall be free from rock, soil, egg or colored rock, building materials, debris, weeds, rocks, twigs and debris.
10. All seedbed areas to have a minimum of 2" of planting soil as described in note #8.
11. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
12. All shrubs, groundcovers, vines and sod shall be fully established for 90 days under same condition as above.
13. All synthetic burlap, synthetic string or cord or wire baskets shall be removed before any trees are planted. All synthetic type shall be removed from trunks, branches, and before installation. The top 1/2 of any burlap string shall be removed or burlap into the planting hole before trees are bedded. Planting soil to be bedded into pits by watering in.
14. All trees and shrubs shall be planted with the lowest of their rootball 1"-2" above finished grade. All other plants shall be planted with top of their rootball no deeper than the final grade surrounding the planting area.
15. In areas where paved surfaces abut soil or mulch, the final level of both surfaces should be even.
16. All planting shall be installed with fertilizer at time of planting.
17. All planting shall be installed in a formal, methodical manner and according to good planting procedures. Irrigation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of debris and debris on a regular basis to be as to prevent a real and real appearance at all times.
18. All planting and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 60% minimum overlap using that value to all landscape and sod areas. Spray open public sidewalks, streets and adjacent properties should be minimized. Sodless areas and sodded groundcover beds should be on an automatic irrigation zone for a more efficient system. Irrigation system shall be installed with a mainline device.
19. All landscape and irrigation shall be installed in accordance with all local codes.
20. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

TORY



LANDSCAPE PLAN

SCALE: 1" = 10'

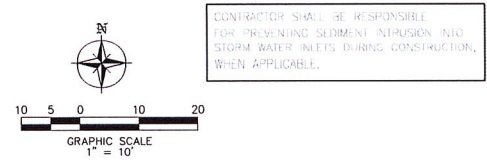
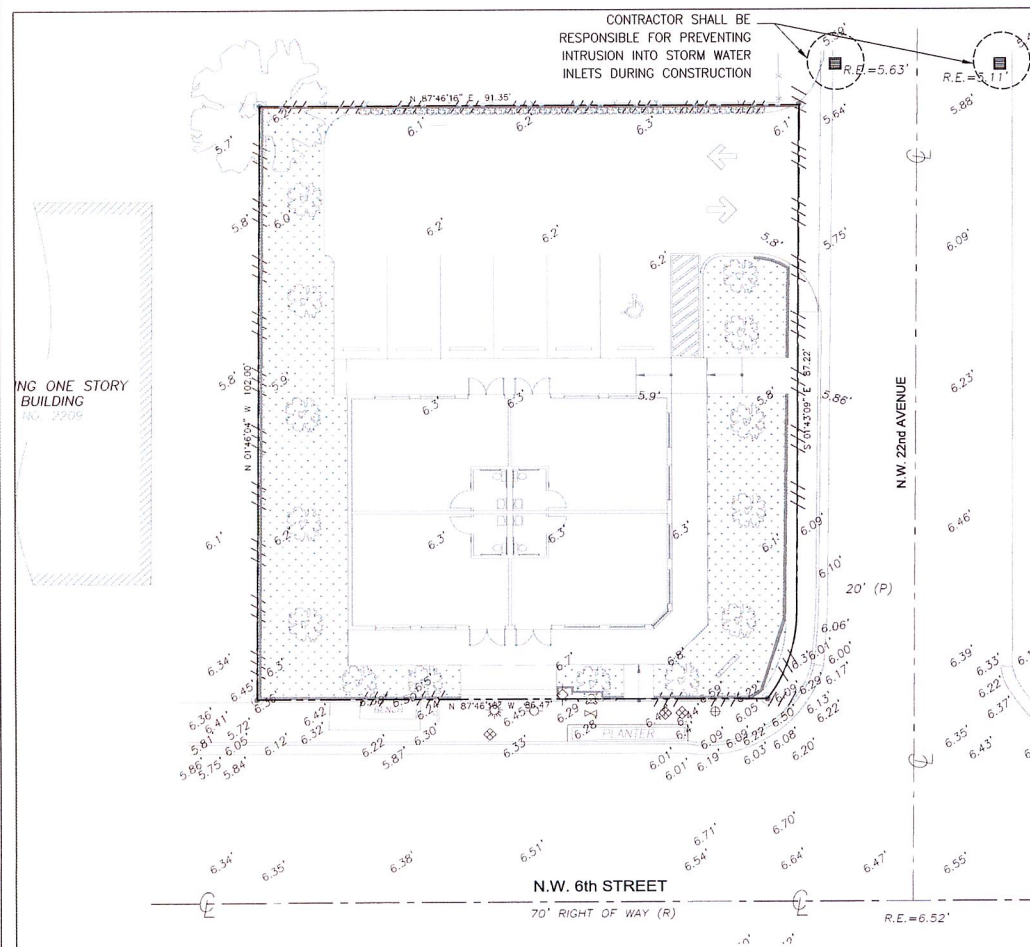
Kimberly Moyer, PLA
 Landscape Architecture
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 Lic. No. #LA000952

NEW SHOPPING CENTER FOR:
PONDEROSA PLAZA
 2201 N.W. 6th STREET
 FORT LAUDERDALE, FLORIDA 33073

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 Bertram C.A. Lewars, Architect
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REVISIONS

Sheet Title:
 FILE NO. 1100
 PROJECT NO. 10020106
 DATE: 01-10-2024
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONCERNS AT NO ADDITIONAL COST OF OTHER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR HURRYING UNNECESSARY CLEARING AND / OR GRADING SHALL BE PERMITTED.
- E. GENERAL CONTRACTOR SHALL DEDICATE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- G. SUPPLEMENT OR ADD GRASS ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- I. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- J. ALL DISTURBED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRASS MIXTURES, STRAW / HAY MATTING, HOOK CELLULOSE FIBERS, TACKERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SOODED, AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE IMPREG. / EXPRESS LOCATIONS AS PROVIDED.
- M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONNECTION WITH THE STABILIZATION OF THE SITE.
- O. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY MATERIAL STORAGE.
- S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNHARD SLOPE BY SEEDING OR MACHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED / SOODED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED / RESOODED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BARRIERS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

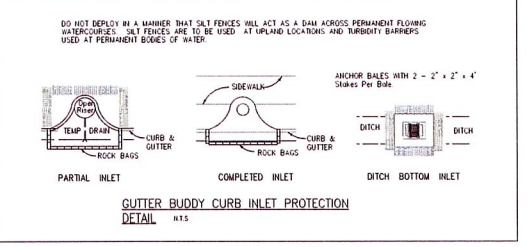
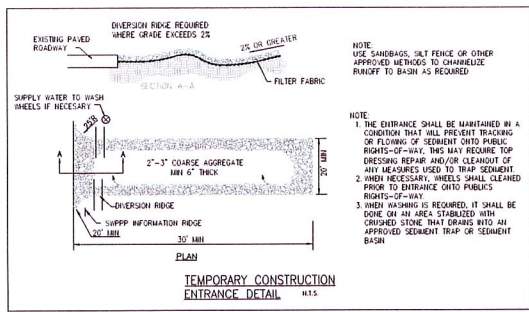
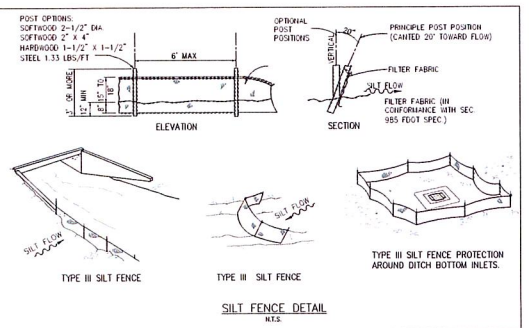
WASHING AREAS

VEHICLES SUCH AS CEMENT OR DAMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

- PROPERTY LINE/LIMITS OF DISTURBANCE
- /// PROPOSED SILT FENCE

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Civil Engineers
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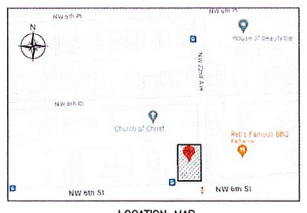
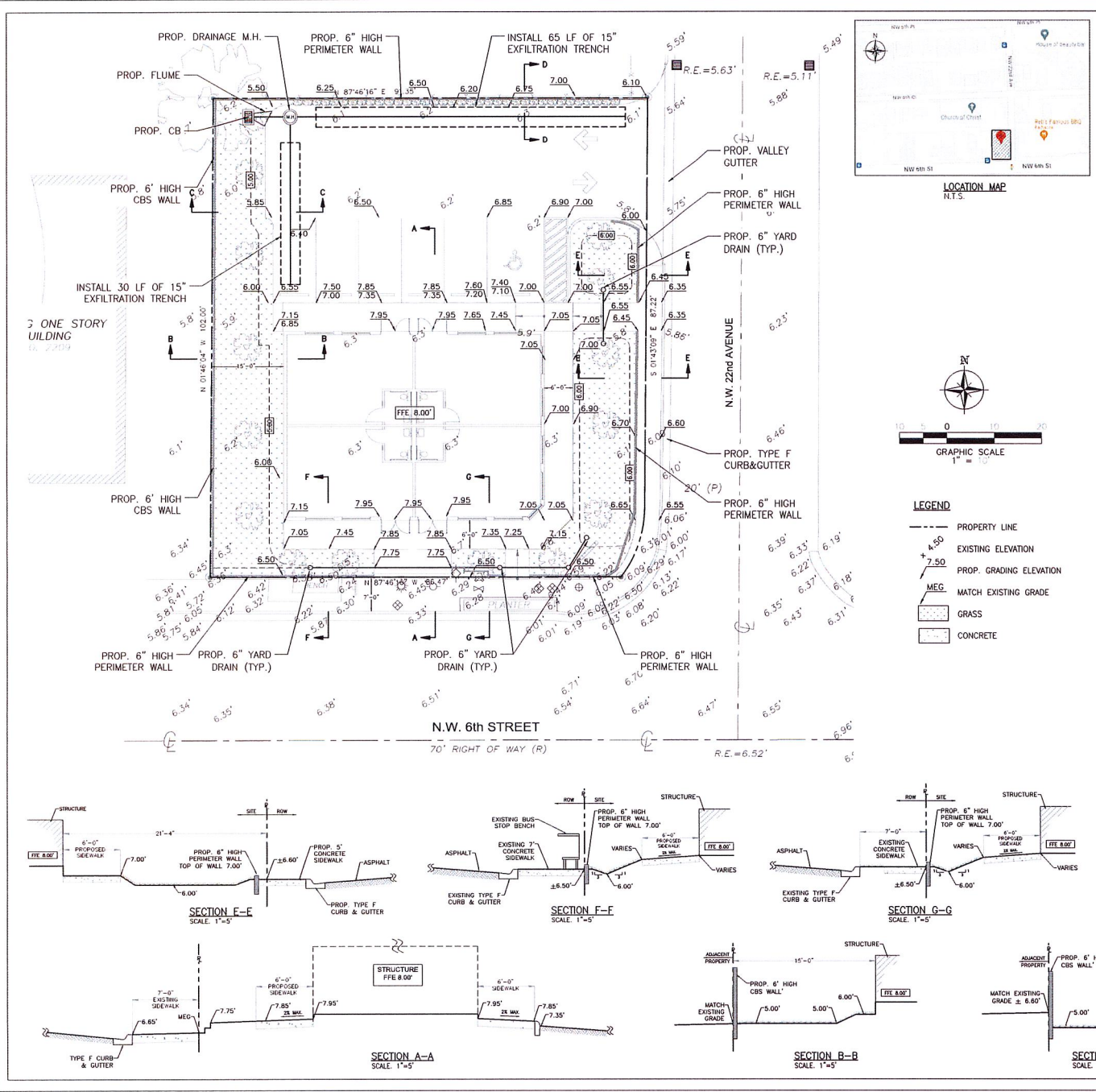
Client: **PONDEROSA PLAZA**
Project: **PONDEROSA PLAZA**
Address: **2201 N.W. 6th STREET CORP. LAUDERDALE, FLORIDA 33033**

EROSION CONTROL PLAN

Digitally signed by Jorge M. Szauser
DN: cn = Jorge M. Szauser, o = Szauser Engineering, ou = Szauser Engineering, email = jszauser@se-engineering.com, c = US
Date: 2024.01.11 14:50:32 -0400

Prepared by: **JORGE M. SZAUSER**
Checked by: **JUANSE**
Approved/Sealed: **JORGE M. SZAUSER**
Date: **SEPT, 2022**
Scale: **AS SHOWN**

C-02



LEGEND

- PROPERTY LINE
- EXISTING ELEVATION
- PROP. GRADING ELEVATION
- MATCH EXISTING GRADE
- GRASS
- CONCRETE

Surface Water Management Calculations for 2201 Sistrunk

STORMWATER RETENTION CALCULATIONS

LANDUSE BREAKDOWN

Table 1 summarizes the proposed landuse breakdown of the project

Table 1 - Site Landuse Breakdown	Existing Site (Ac)	Existing Site (SF)
Total Site Area	0.213	9,204
Roof Area	0.051	2,223
Impervious Area	0.069	4,340
Green Area	0.063	2,721

WATER QUALITY

Water quality requirements are defined based on the following criteria: the first inch of runoff over the entire site, or 2.5 inches times the percent impervious area.
 2.5 inches times the percent impervious area over the first inch of runoff over the entire site.
 2.5 inches times the percent impervious area plus a 0.5 inch of runoff over the entire site.

SOIL STORAGE

Soil Storage (S) was calculated to be 1.78 inches over the entire site (see soil storage calculations attached)

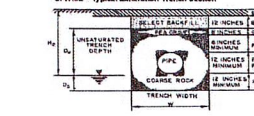
RUNOFF CALCULATIONS

Design Frequency	Precipitation P (in)	Runoff Coefficient	Runoff Volume (cu-ft)
10y-14	4	1.76	6.22
20y-24	4	1.76	10.09
100y-24	17	1.76	15.08

EXFILTRATION TRENCH CALCULATIONS

Water Table Elevation: 2.0 FT NAVD
 Average Finished Grade for Trench Purposes 5.5 FT NAVD
 Exfiltration Trench Length = Volume / (K(2H^2 * Du/2 + 2 * 1/2 * Du) + (1.35E-4 * W * Du))

- L = 93 FT - Length of trench required
- V = 0.7 A (Average Volume Treated)
- W = 4 FT - Trench Width
- K = 2E-04 CFS/FT^2-FL Head - Hydraulic Conductivity (see attached Soil Permeation Test Report)
- H = 3.5 FT - Depth to Water Table
- Du = 2.5 FT - Non-Saturated Trench Depth
- Ds = 2.5 FT - Saturated Trench Depth
- SF = 2



Length of Trench Required = 93 FT (0.058 ac-ft) - 1.54' over the entire site
 Length of Trench Provided = 95 FT (0.058 ac-ft) - 1.54' over the entire site

STAGE STORAGE

Stage (ft NAVD)	Impervious (ac-ft)	Fanslow (Ac-ft)	Ext Trench (cu-ft)	Total (Ac-ft)
5.00	0.00	0.00	0.00	0.00
5.10	0.00	0.01	0.00	0.01
5.20	0.00	0.04	0.00	0.04
5.30	0.00	0.06	0.00	0.06
5.40	0.00	0.09	0.00	0.09
5.50	0.00	0.12	0.00	0.12
5.60	0.00	0.17	0.00	0.17

Peak Stage (NAVD)	Peak Stage (ft NAVD)
10y-14	6.130
20y-24	7.012
100y-24	7.370

Proposed Perimeter Berms at 7' NAVD, at the 20y-24 peak elevation - OK
 Proposed FFE at 8' NAVD, above 100y-24 peak elevation - OK

This item has been digitally signed and sealed by Jorge Szauser, PE. On January 11, 2024.
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 Civil Engineers
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 Certificate of Authorization Number 30129

Revision

Client: **PONDEROSA PLAZA**
 Project: **2201 N.W. 6th STREET FOOT OPERABLE, FLORIDA 33073**

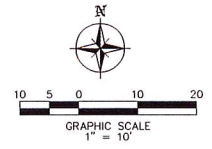
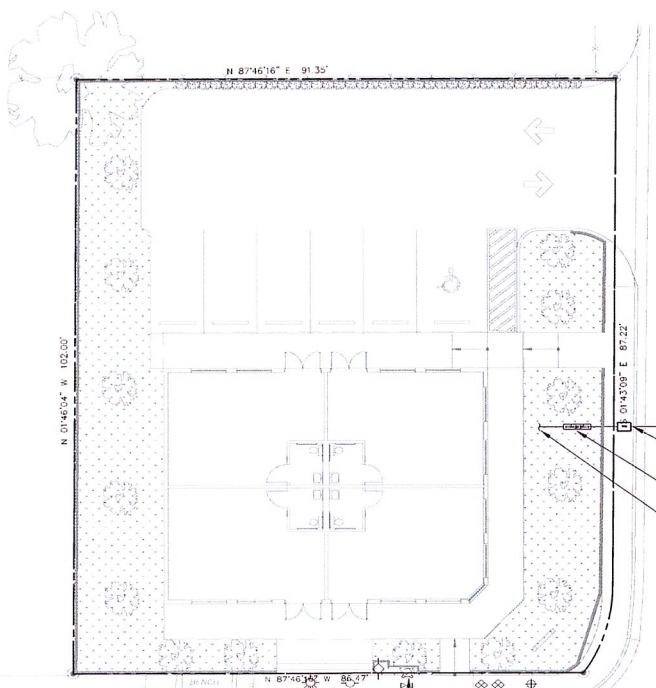
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Scale:

Prepared by: **JORGE M. SZAUSER**
 Checked by: **JUANSE**
 Drawn by: **JORGE M. SZAUSER**
 Date: **SEPT, 2023**
 Status: **AS SHOWN**

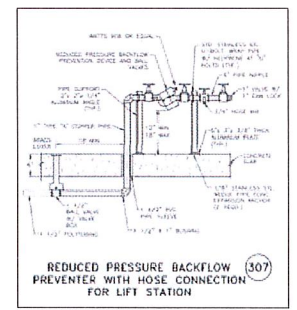
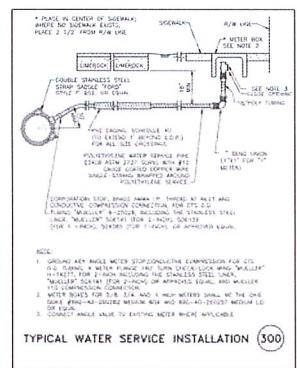
Sheet: **C-03**

ONE STORY BUILDING

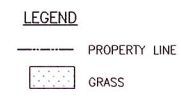


- EXISTING 10" SANITARY SEWER
- EXISTING 6" CIP WATER MAIN
- PROP. 2" CORP. STOP
- PROP. 2" G.V.
- PROP. 2" WATER SERVICE
- PROP. 1" WATER METER
- PROP. 1" REDUCED PRESSURE ZONE BFP
- SEE PLUMBING PLANS FOR CONTINUATION
- EXISTING 6" WATER MAIN

- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING 16" DIP FORCE MAIN
- EXISTING SEWER LATERAL TO REMAIN
- EXISTING 8" SANITARY SEWER
- EXISTING SANITARY M.H.



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Reviews

Project: **PONDEROSA PLAZA**
 2001 N.W. 6th STREET FORT LAUDERDALE, FLORIDA 33003

Utilities

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 Date: 2024.01.11 14:01:31 -0400

Prepared by: **JORGE M. SZAUER**
 Drawn by: **JUANSE**
 Project Name: **JORGE M. SZAUER**
 Date: **SEPT, 2023**
 Scale: **AS SHOWN**

C-04

January 12, 2023

LEWARS DESIGN I LLC
18242 NW 20th Street
Pembroke Pines, FL 33029
(954) 701-0228
e: bcalewars@comcast.net

Development Narrative

Date: January 12, 2024 **Client:** Alvin Lewis **Tel:** (954) 347-2514

Project: 4-Unit Commercial Service Plaza **P.O.C.:** Bertram Lewars **Tel:** (954) 701-0228

Project Name and Address: 2200 Ponderosa Plaza, 2201-05 NW 6th Street, Ft. Lauderdale

Architect: Bertram Lewars **Tel:** (954) 701-0228

Subject: Due Diligence and Discovery Development Report

Our goal in this report is to coordinate the necessary information for the application, per DRC/ P&Z code and ULDR requirements, for compliance with property development standards. Our team has reviewed the P&Z code, CRA Criteria and Land Development Regulations in order to be compliant and meet the desired expectations of the City.

Our submittal includes a Site Survey of the two (2) adjacent lots with a unity of title combining them. We have included a Boundary and Topographic Survey, an Erosion Control Plan, a Paving, Grading and Drainage Plan, and a Utilities Plan. There is an Architectural Site Plan, two Exterior Elevations and a Building Section, a Landscape Plan, a Roof Plan, a Photometrics Plan, and a 3-D Rendering.

Building – The building design has responded to the project program in accordance with the Owner’s desire to build a 4-Unit Service Plaza in his community for the community. The building will also respond to the City’s principles of building design, including the use of large windows and storefronts, as well as, a cantilevered concrete eyebrow for shading.

The units will each be 510 SF and will each include a unisex ADA accessible restroom. Including the restroom, the total square footage of each unit will be 550 SF. Construction will be painted stucco on CMU with steel joists. Two (2) entrances will face the Primary Street, NW 6th Avenue (Sistrunk Boulevard), and the other two (2) will face the parking area on the north side of the site. The north elevation will mirror the south elevation minus the chamfered corner and the west elevations will only have the upper windows. An area at the back of the parking area will be designated for solid waste collection and pickup and the parking lot has been designed to accommodate up to 6 vehicles, including one (1) ADA accessible parking space.

Site Data: Property Owner is **West Sistrunk Plaze, LLC**

Lot 1: Folio: 5042 0501 1080 Size: 5,103 SF (.117 acre)
Legal Description: WASHINGTON PARK 19-22 B LOT 29 LESS S 10 FOR RD R/W BLK 5

Lot 2: Folio: 5042 0501 1090 Size: 4,192 SF (.096 acre)
Legal Description: WASHINGTON PARK 19-22 B LOT 30 LESS S 10 FOR RD R/W BLK 5

Lots Total Combined: 9,285 SF (.213 acre) **Unity of Title:** (Lots Combined) – 102’ X 91.35’

Zone: NWRAC-MUw **Land Use:** 100% Commercial **CRA:** Progresso Ft. Laud.
Flood Zone: AH

Commercial Overlay: North West Regional Activity Center

Permitted Use: Services/Office Facilities (ULDC, Article II, Section 47-13.10) Allows for Hair Salons, Nail Salons, etc.

Maximum Height Allowed: 45’ Proposed: 22’

Dimensional Standards for NWRAC-MUw District.

FAR: 23.75:100

Density: N/A

<u>Impervious:</u>		<u>Pervious</u>	
Building	2,207 SF	Landscape, Swale, etc.	2,737 SF
Walkway/Pavers	1,289 SF		
<u>Asphalt/Driveway</u>	3,052 SF		
Total	6,548 SF		

6TH Street is designated as Primary Street (ULDC, Article II, Section 47-13.52.A.1.a.ii)

Setback: 0’ Primary Street
5’-5” Secondary Street
15’ From Residential

Landscaping:
Lot Minimum **Required:** 10% **Provided:** 29%
Lot Coverage **Max** 80% **Provided** 29%

Street Section Adopted:
Frontage **Required:** P/Line **Provided:** TBD
Min. Green Space **Required:** 10% **Provided:** 29%

Landscaping – The Landscaping shall be provided as required by code. Street trees, Shade trees, Shrubs and Grass shall be incorporated into the Landscape Design as required.

Landscape: Requirement: trees/acre 9,285 SF Lot, .213 acre = 4.65 trees required. Provided 13.
Max Lawn: TBD

ULDC, Article II, Section 47-13.2.

C. Northwest Regional Activity Center (NWRAC) This land use designation applies to the geographical area containing a mixture of small to medium scale businesses, cultural, and residential uses. The purpose is to foster an active pedestrian friendly environment while maintaining the established historic and eclectic atmosphere, and cultural diversity of the area through long-term sustainable redevelopment and adaptive reuse.

1. NWRAC-MU Northwest Regional Activity Center Mixed Use is intended to promote and enhance the existing commercial and residential character of the main corridors of the NWRAC by providing a wide range of employment shopping services, cultural and residential opportunities through allowing a mix of residential and non-residential uses. These areas include higher densities along the corridors, transitioning to the lower densities and intensities of the surrounding zoning districts subject to adopted regulations.

Task Breakdown:

Civil Design and Landscape Design will be coordinated with the intended scope.

Structural System will be CMU with concrete tie columns and beams.

Roof will be supported by sloped steel joists and will have a 5 foot parapet wall.

Mechanical System will be four (4) individually controlled roof-mounted A/C units. They will be mounted in the center of the roof above the restroom core. See Roof Plan.

Electrical System will have a main panel and 4 sub panels for each tenant space.

Plumbing has fixtures for four (4) ADA accessible unisex restrooms.

Glazing will be impact rated windows and exterior doors.

Space along the parapet wall has been allocated for Signage for both the property name and for individual businesses. A monument sign is also proposed for the SE corner of the site.

Water and Sewer will tie in to existing City Water and Sewer systems along NW 6th Street.

Access to a six (6) car parking lot (including 1 ADA) will be from NW 22nd Avenue.

6' wide covered pedestrian walkways provided on three (3) sides of the building and connect to the street sidewalks and parking lot via steps and ramps.

Discussions have started with Broward County Transit concerning the possibility of relocating the existing Bus Stop/Bench 10-12 feet to the west, and away from the front of the building. No decision has officially been made as of now.

There is an existing Fire Hydrant along the south property line approximately 30 feet from the corner. Neither Fire Sprinkler nor Fire Alarm are proposed for this site at this time.

Thank you for your time,

Bertram Lewars, R.A.
AR 0017820

(DRT Narrative Rpt112023)