



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
I.D. Number: SPA

PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<input type="checkbox"/> Innovative Development (ID)	\$ 7,580.00
<input type="checkbox"/> Site Plan Level IV	\$ 2,730.00
<input type="checkbox"/> Site Plan Level III	\$ 2,110.00
<input type="checkbox"/> Change of Use Requiring PZB review	\$ 550.00
<input type="checkbox"/> Parking Reduction In addition to above site plan fee	\$ 750.00
<input type="checkbox"/> Site Plan Deferral	\$ 510.00
<input type="checkbox"/> Appeal of DRC Review	\$ 950.00
<input checked="" type="checkbox"/> PDD	

Page 1 of 1

Approval by: Ella Parker, Urban Design & Planning Manager
Uncontrolled in hard copy unless otherwise marked

.Updated: 3/25/2015



Page 1: PZB Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

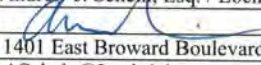
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Towers at Las Olas LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	4828 Ashford Dunwoody Road, Suite 400, Atlanta GA 30338
E-mail Address	Moshe@crownhgroup.com
Phone Number	770-391-1233
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Andrew J. Schein, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301
E-mail Address	ASchein@Lochrielaw.com
Phone Number	954-617-8919
Letter of Consent Submitted	Yes

Development / Project Name	Towers Place at Las Olas
Development / Project Address	Existing: 824 SE 2nd Street New: 824 SE 2nd Street
Legal Description	Lots 1-4 of Block 8, Beverly Heights, Plat Book 1, Page 30 BCR
Tax ID Folio Numbers (For all parcels in development)	504211070320
Request / Description of Project	PDD/Site Plan for a multifamily residential development
Applicable ULDR Sections	ULDR Section 47-37A
Total Estimated Cost of Project	\$ (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$	Fee Calculator: http://ci.flaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Medium-High Residential	
Proposed Land Use Designation	Medium-High Residential	
Current Zoning Designation	RMM-25	
Proposed Zoning Designation	PDD	
Current Use of Property	Retirement Home (currently vacant)	
Residential SF (and Type)	39,350 SF (multifamily)	
Number of Residential Units	39	
Non-Residential SF (and Type)	None	
Total Bldg. SF (include structured parking)	39,350 SF	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	N/A (PDD)	0.73 net acres
Lot Density	N/A (PDD)	53.4 units/net acre
Lot Width	N/A (PDD)	158' - 7" x 200'
Building Height (Feet / Levels)	N/A (PDD)	46' - 6"/4 Stories
Structure Length	N/A (PDD)	96' - 5"
Floor Area Ratio	N/A (PDD)	1.24
Lot Coverage	N/A (PDD)	37.3%
Open Space	N/A (PDD)	10,687 SF
Landscape Area	N/A (PDD)	7,065.2 SF
Parking Spaces	N/A (PDD)	39

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front [N]	N/A (PDD)	25'
Side [E]	N/A (PDD)	15'
Side [W]	N/A (PDD)	5'
Rear [S]	N/A (PDD)	5'

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- ☐ Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- ☐ Completed application (all pages must be filled out where applicable)
- ☐ One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

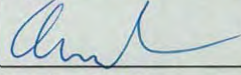
- ☐ **Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ **Cover sheet** on plan set to state project name and table of contents.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☐ Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ **Plans "A" thru "H".** **Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.**
 - A. Site Plan
 - B. Details*
 - C. Floor Plans
 - D. Building Elevations*
 - E. Additional Renderings*
 - F. Landscape Plans*
 - G. Photometric Diagram*
 - H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning staff use only:	
Print Name	Andrew Schein	Date	1-6-2020
Signature		Received By	J. Hetzel
Date	3/6/20	Tech. Specs Reviewed By	Jim Hetzel
		Case No.	PDD19002

Owner: Towers Retirement Home Inc.
Project: Towers Place at Las Olas
Location: 824 NE 2nd Street
Author: Andrew Schein, Esq.

Planned Development District Narrative

1. Background.

Towers Retirement Home Inc. (“Owner”) is the owner of the property generally located at 824 NE 2nd Street (“Property”). The Property is the site of the Towers Retirement Home, situated in the historic Towers Apartment Hotel, which was designated historic by the City in 2015. The Towers Apartment Hotel was designed in 1925 by Francis Abreu and was originally developed with 39 dwelling units. The Property also includes a two-story non-contributing accessory structure to the south of the historic structure.

The Applicant is planning to renovate the historic building that exists on the Property. The renovation of the historic structure will be a major financial undertaking by the Applicant. In order to make the Project financially feasible, the Applicant is proposing to demolish the non-contributing accessory structure, which is currently in extremely poor condition, and develop a new multifamily building on the Property. The Project cannot reasonably be developed under the current zoning district standards while preserving and renovating the main historic structure on the site. The Owner is therefore requesting approval of a Planned Development District rezoning and associated site plan.

2. PDD Criteria.

The ULDR sets various criteria for a PDD rezoning, found in Sections 47-37A.4, 47-37A.6, 47-37A.7, and 47-37A.8 of the ULDR as outlined below.

ULDR Section 47-37A.4

The uses permitted and combination thereof within the PDD district, shall be established at the time of rezoning to PDD and shall be consistent with the City's Comprehensive Plan.

RESPONSE: The only permitted uses proposed in this PDD district are 39 multifamily dwelling units.

ULDR Section 47-37A.6

A PDD written narrative describing the proposed PDD, which includes:

1. The general design concept for the PDD including, but not limited to, the proposed site design, how it integrates and relates to the proposed uses, context and existing development in the surrounding community;

RESPONSE: The project includes the renovation of the main structure on the Property, consistent with the State's guidelines for historic preservation. The project includes the demolition of the 2-story non-contributing secondary structure which will be replaced with a 4-story multifamily residential building. The proposed project will not add any additional units from the historically-existing unit count on the Property. The original development consisted of and was grandfathered for 39 units, the same number of units as the proposed project.

The project will improve the existing parking area to the west of the main structure and includes additional back-out/on-street parallel parking to serve the future residents. Access to the site will be from SE 2nd Street utilizing the same curb cuts that currently exist.

The surrounding community is characterized by multifamily residential developments to the east and west, townhouse/single family developments to the north across the Himmarshee canal, and townhouse developments to the south. Since the project will not add any additional residential units or any additional uses beyond the historical uses of the Property, the project is consistent with both the existing development on the Property and the existing development in the surrounding area.

2. Description of the innovative design aspects of the proposed PDD and how the proposed development complies with the intent and purpose of the PDD district described in Subsection 47-37A.1., including:
 - a. Promotion of development that: (1) demonstrates substantial, significant and recognizable improvements to the neighboring community and city in general; (2) uses land resources more efficiently through compact building forms, infill development, and street design standards that encourage safety, sustainability, and multi-modal connectivity; and (3) promotes the best possible built environment based upon urban design principles resulting in high-quality urban development.
 - b. The standards and procedures provided in these district regulations are intended to: (1) Promote flexibility of design and permit diversification and integration of uses with a focus on the relationship of proposed buildings to neighboring properties, streets, and public spaces including massing, scale, facade treatment and articulation, with a particular focus on ground floor activity and the appropriate placement of pedestrian and vehicular entrances, parking and service that limit pedestrian and vehicular conflicts and create an exceptional urban environment, while concurrently establishing limitations and conditions as deemed necessary to be consistent with the City's Comprehensive Plan and to protect the health, safety and general welfare of

the public; (2) Encourage and enhance neighborhood and community participation at the earliest pre-design opportunity and throughout the review process to minimize discord among the applicant and the affected neighborhood(s) and community; and (3) assure that adequate attention is given to the review process and the PDD limitations, in order to serve the specific purposes set forth herein and ensure that the PDD intent and purpose is met and benefits derived are balanced by the benefits to be derived by the neighborhood(s) and community.

RESPONSE: The project includes the renovation of the main historic Towers Apartments building, designed by Francis Abreu and constructed in 1925. The building was designated historic by the City in 2015. Part of the proposed development includes the renovation and preservation of the main structure, which is a substantial, significant and recognizable improvement to the neighboring community and the City in general. To complement the renovation and further the goals of the PDD district and to make the Project financially feasible, the project includes an additional building on the Property as infill development and increasing the compact building form of the area. The streetscape will also be redesigned to add increased landscaping and parallel parking.

In addition to preserving and renovating an historic structure, the Project includes the rehabilitation of the off-site walking/bicycle path on the north side of SE 2nd Street. The Applicant is proposing to fully fund these off-site improvements in the public right-of-way to improve the multi-modal transit options in this area. This area of SE 2nd Street currently contains dead and missing ground cover, cracks in the right-of-way, and is an overall unappealing area for pedestrians and bicyclists to travel. By rehabilitating this area, which is a significant public benefit, the Project will foster a welcoming environment for bicyclists and pedestrians to forego their vehicles and experience the beauty of the Himmarshee Canal.

3. Identification of those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project describing said benefits, and proposed PDD's innovative characteristics.

RESPONSE: The standards in the PDD district are intended to provide greater flexibility of design. To accomplish the goals of the PDD district while maintaining and preserving the main existing historic structure, greater flexibility is needed beyond the limitations in the existing RMM-25 zoning district.

While the number of existing units will be maintained (39), there is currently a lack of parking. Structured parking cannot be constructed while maintaining the historic building. Therefore, this project includes additional surface parking, including backout parking, and additional on-street parallel parking. While the proposed parking count will not meet the ULDR requirements, it is an improvement from the existing conditions and is the maximum amount of parking that can be provided while maintaining the historic structure and the number of units.

The setbacks and building distance separation requirements of the RMM-25 zoning district, which the current buildings on the Property do not conform to, cannot be satisfied while preserving the historic building. The proposed height will be less than the maximum height allowed under the existing RMM-25 zoning requirements.

The table below highlights the specific deviations from the RMM-25 zoning district requirements and other ULDR requirements. Please note that many of the proposed deviations are improvements from the current conditions of the Property.

<u>RMM-25 /ULDR Requirement</u>	<u>PDD Proposal</u>	<u>Justification / Public Improvement</u>
10' interior side yard setback	5' interior side yard setback	This is an improvement from the existing condition of the site, which currently has a 1.5' interior side yard setback. The historic structure cannot financially be renovated without
20' rear yard setback	3' rear yard setback from alley	The existing structure on the property has a 3.4' rear yard setback. The accessory structure at the rear of the property is currently in extremely poor condition. Demolishing this accessory structure is a significant improvement to the Property and will remove a blighted structure from the area. Please note that required yards may be modified by the Planning and Zoning Board without going through the PDD process.
78 parking spaces (2/unit)	39 parking spaces (1/unit)	This is an improvement from the existing condition of the site, which currently has only 10 parking spaces.
10' distance separation between buildings	8' distance separation between buildings	In order to provide increased landscaping from the existing conditions and to provide amenities for the residents, the proposed building location and orientation is necessary.
11,101 SF of landscaping (35%) (Section 47-21.13.B.3)	10,687 SF of landscaping (33.6%)	In addition to the landscaping provided on-site, the Project includes rehabilitation of the landscape strip on the north side of SE 2 nd Street across from the Property.
Peninsular landscape areas every two (2) spaces for backout parking (Section 47-21.12.A.4.b)	No peninsular landscape islands for backout parking	The project is at a 1:1 ratio of units to parking spaces. The project cannot properly operate if any more parking spaces are lost
Street trees every forty (40) feet of street frontage (Section 47-21.13.B.16)	Street trees every forty (40) feet on SE 9 th Avenue, three (3) street trees on SE 2 nd Street	Street trees cannot be provided in compliance with Section 47-21.13.B.16 due to the backout parking on SE 2 nd Street. The project includes 3 street trees, but shade trees cannot be provided due to the distance from the historic structure to the street and the requirement to include sidewalks in the project
Peninsular landscape area at the end of a	Traditional peninsular landscape areas are not	Landscaped areas are provided at the north and southeast ends of the parking spaces in the parking

row of more than two (2) consecutive parking spaces (Section 47-21.12.A.4)	provided	lot to the greatest extent possible without losing parking spaces. A landscaped area cannot be provided on the southwestern corner of the parking lot due to the dumpster location
Perimeter landscape area for vehicular use areas (Section 47-21.12.A.2)	Minimal perimeter landscape area fronting the VUAs	The project is providing a landscape area between the parking lot and the backout parking spaces on SE 2 nd Street. Additional perimeter landscaping cannot be provided without losing parking spaces
30SF of interior VUA landscaping per interior parking space (Section 47-21.12.A.3)	No interior landscaping in the VUA area	The VUA area is existing. No additional interior landscaping can be added without losing parking spaces

4. A context plan of the surrounding land area, inclusive of right-of-ways, waterways and other public spaces, indicating proposed development and outline of all nearby properties with structures outlined, uses and approximate heights labeled (in floors), including existing setbacks, drive isle(s), and sidewalk(s) dimensions.

RESPONSE: The PDD plans include a context plan of the surrounding area.

5. The number and type of dwelling units, and square footage of all proposed uses and buildings on site, including dwelling unit per net acre calculations.

RESPONSE: The proposed project maintains the historic number of dwelling units (39) at 53.5 units per net acre.

6. A description of how the proposed PDD meets adequacy requirements as provided in Section 47-25.2.

RESPONSE: A separate point-by-point response to the adequacy requirements is included with this submission.

7. A description of the proposed phasing of construction of the PDD, if applicable, identifying the general schedule and specific improvements associated with each phase, the estimated start date, an estimated completion date, and shall be in accordance with the provisions for site plan expiration as provided in Section 47-24.1.M. The completion of all public improvements must be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the city.

RESPONSE: The project is expected to be constructed in a single phase. The project construction will begin after issuance of a building permit.

8. Aerial oblique perspectives of the project in context with adjacent properties and surroundings from opposing views, showing clear and accurate three-dimensional views in context with the surrounding area, and indicating building outlines.

RESPONSE: Aerial oblique perspectives are included in the plans submitted with this application.

ULDR Section 47-37A.7

1. The permitted principal and accessory uses, height, bulk, shadow, open space, yards, setbacks, separation between buildings, floor area ratio, density, design concept and standards, signs, landscaping, parking bufferyards, fences and all other development standards for the PDD shall be as established by ordinance approving a PDD based on the criteria provided in this Section 47-37A.

RESPONSE: Acknowledged.

2. Parking. Off-street parking requirements provided in Section 47-20.2, may be reduced for any use proposed in the PDD subject to the criteria provided in Section 47-20.3.A.5, Reductions and Exemptions criteria. All parking reductions to be granted must be based on an identifiable plan to mitigate all negative impacts which may be associated with such reduction. Parking requirements shall be project-driven and may be reduced proportionally to the degree that shared uses, pedestrian connections, and other modes of transportation provide alternatives to vehicular trips.

RESPONSE: The project site historically contained 10 parking spaces for 39 residential units, well below the ULDR parking requirement. The proposed project includes a total of 39 parking spaces for 39 residential units, which is a significant increase from the current conditions, which only include 10 parking spaces. Without affecting the existing historic structure on the Property, no additional parking can reasonably be provided while maintaining the current number of residential units. The Applicant does not expect any negative impacts associated with the parking reduction request, as the Property is in an area of the City that is conducive to multi-modal transit options. While not located in the Regional Activity Center, the Property is approximately 50 feet from the Regional Activity Center and approximately 800 feet from the Downtown Core. This close proximity to the “live, work, play” area of the City mitigates the need for additional parking on site and furthers the City’s goal of reducing traffic impacts in the downtown area and providing a more walkable environment.

3. Areas proposed for common ownership shall be subject to the required unified control document to be recorded in the public records of Broward County. Restrictive covenants, required easements, dedication of public open space shall be recorded in the public records of Broward County.

RESPONSE: Acknowledged.

4. Development agreement shall provide for maintenance and other issues with bond assurances.

RESPONSE: Acknowledged.

ULDR Section 47-37A.8

In addition to the criteria outlined herein, the following additional development criteria and limitations shall apply:

1. Land uses within the development shall be appropriate in their proposed location, compatible with their relationship to each other, and with uses and activities on abutting and nearby properties; and

RESPONSE: The current use of the Property is multifamily residential. The Property is surrounded by multifamily residential uses to the east and west, townhouse developments to the south, and townhouse/single family developments to the north across the Himmarshee Canal. The proposed multifamily use is consistent with both the existing use and the surrounding uses.

2. While a mix of uses is encouraged, uses that create an inherent negative impact, such as excessive noise, odors, pollution, dust, or similar effects on adjacent uses shall be avoided. Generally, residential, office, hotel, restaurant, retail and other community-serving uses provide opportunities for successful combinations that help to create a vibrant and dynamic living environment with a variety of destinations offering goods and services in close proximity; and

RESPONSE: The Property is approximately 400 linear feet from Las Olas Boulevard. Providing multifamily residential uses in close proximity to restaurant, retail, and other commercial uses along Las Olas Boulevard will help create a dynamic living environment and do not have any inherent negative impacts.

3. Where a proposed use is of larger scale and mass than existing adjacent uses, the design of the structure shall place significant consideration to transition, architectural articulation, superior lining with habitable space and screening of parking garage structures; effective transition between higher and lower density uses; or allow

incompatible adjacent land uses to be developed in a manner that is not possible using a conventional zoning approach; and

RESPONSE: The proposed project does not include structured parking and is at the same historic density of the property. The new proposed building does not front any street and is not incompatible with the adjacent land uses. The new proposed building has a similar height and massing to the existing building on the Property and the neighboring buildings.

4. Street sections shall provide ample pedestrian access with continuous sidewalks and shade tree canopy balancing parking requirements with other mobility options and promote shared access between properties and uses; and

RESPONSE: The project includes continuous sidewalks around the project site, shade trees on the north and east sides of the project site, enhanced landscaping around and throughout the project site, and on-street parallel parking. The Project also includes the enhancement of the off-site pedestrian and bicycle path on the north side of SE 2nd Street to improve the multi-modal transit experience in this area.

5. Street and alley vacations shall not be considered unless the applicant demonstrates no decrease to the pedestrian and functional connectivity previously provided and increases options for pedestrian and/or multimodal connectivity; and

RESPONSE: Acknowledged. The project does not include street or alley vacations.

6. Residential density shall be limited to fifty dwelling units per acre (50 du/ac) or when applicable, the maximum residential density permitted by the underlying land use designation or portion thereof; and

RESPONSE: The density will remain unchanged from the historic density of the Property.

7. Floor area ratio (FAR) for nonresidential intensity within the PDD shall be limited to a FAR of three (3) times the parcel size; and

RESPONSE: The proposed project has a Floor Area Ratio of 1.24.

8. Building height may be increased by an additional amount equivalent to one hundred and twenty-five (125) percent of the existing height identified in the underlying zoning district but in no case shall exceed three hundred (300) feet.

RESPONSE: The proposed maximum height of 44' – 10" is less than is permitted in the existing RMM-25 zoning district.

3. Rezoning Criteria

ULDR Section 47-24.4.D

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The City's comprehensive plan designates the Property as Medium High (25) Residential. Residential uses are compatible with and are a permitted use in the PDD zoning district. Therefore, the proposed PDD zoning district is consistent with the City's comprehensive plan.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

RESPONSE: The area is generally characterized by medium-intensity residential uses to the east, commercial uses to the south, and high intensity residential uses to the west. The proposed rezoning will only allow residential uses through the PDD plan. The proposed project is a medium to high-intensity residential use and is consistent with the character of development in and near the area. With the extra parking provided on the Property compared to what exists today, the Project will be a significant improvement from the existing conditions.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

RESPONSE: The Property is located 2 blocks behind Las Olas, which is one of the most high-intensity areas in the City in terms of active uses. In order to foster the "live, work, play" environment that the City is striving for in this area, residential uses are necessary in close proximity to office/commercial uses. The character of the area is therefore suitable for the residential uses proposed in the Project.

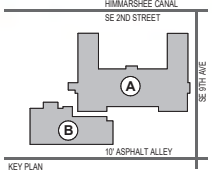
The surrounding zoning districts include RMM-25, B-1, and RAC-EMU. The use of the Property for 39 dwelling units is consistent with all of these zoning districts.

PROJECT DESIGN TEAM

ARCHITECTS	
ADACHE GROUP ARCHITECTS	
880 SOUTH FEDERAL HIGHWAY	
FT. LAUDERDALE, FLORIDA 33301	
PH (954) 525-8133 FAX (954) 728-8158	
E-MAIL: info@adache.com	
OWNER	
DUKE LAND GROUP	
4828 ASPHORD DUNWOODY ROAD	
SUITE 400 ATLANTA, GA 30338	
Cell: (770) 294-6543	
Phone: (770) 391-1233	
E-MAIL: ELVINAT@YAHOO.COM	
CIVIL ENGINEER	
FLORIDA CONSULTING ENGINEERS, Inc.	
134 NW 16th St., Suite 1	
Boca Raton, Florida 33432	
Cell: (561) 702-4216	
Phone: (561) 353-1152	
E-MAIL: zipe@fceengineers.com	
LANDSCAPE ARCHITECTS	
PETER DEWICK & ASSOCIATES	
2280 S. UNIVERSITY DR. #179	
DAVIE, FLORIDA 33328	
PH (954) 782-4023	
E-MAIL: www.LANDplanning.org	
LAND USE ATTORNEY	
ROBERT LOCHRIE	
200 EAST BROWARD BOULEVARD, SUITE 1800	
FORT LAUDERDALE, FLORIDA 33301	
PH (774) 226-7017	
E-MAIL: Steven.lochrie@grillas.com	
M.E.P. ENGINEER	
MICHIROTECH	
2901 NW 2ND AVE SUITE 105	
BOCA RATON FL 33431	
PH (954) 892-6292	
E-MAIL: info@MICHIROTECH.com	

LIST OF DRAWINGS:

GENERAL	
A-0.1	COVER SHEET
A-0.2	SURVEY
A-0.3	ZONING & SITE DATA
A-0.4	HISTORY
A-0.5	HISTORY
A-0.6	SITE PHOTOS
A-0.7	SITE PLAN - EXISTING
A-0.8	SITE PLAN - DEMOLITION
A-0.9	HISTORIC PRESERVATION SITE AREA
A-0.10	NEIGHBORHOOD SITE PLAN
A-0.11	SITE PLAN - PROPOSED
A-0.12	PERVIOUS/IMPERVIOUS AREA PLAN
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A-0.14	MOOD IMAGES - PLANT MATERIAL
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A-0.16	LANDSCAPE RENDERING
A-0.17	LANDSCAPE RENDERING
A-0.18	LANDSCAPE RENDERING
A-0.19	LANDSCAPE RENDERING
A-0.20	PHOTOMETRIC STUDY
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L-3	LANDSCAPE PLAN
L-4	HYDROZONE PLAN
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A-6.5	RENDERINGS
A-6.6	RENDERINGS
A-6.7	RENDERINGS
A-6.8	RENDERINGS
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A-6.10	RENDERINGS
A-6.11	RENDERINGS
A-6.12	RENDERINGS
A-7.0	DETAILS
A-7.1	SITE DETAILS


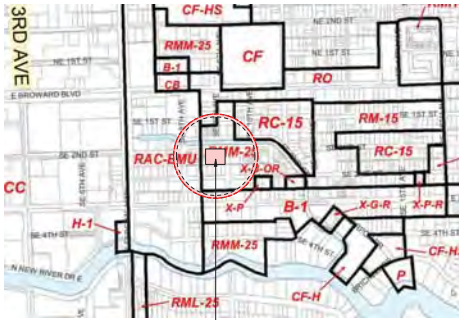


SCALE:

A-0.1 **adache**
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LIC # AR0007073

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824 SE 2nd STREET FORT LAUDERDALE, FL

adache
group architects
1111 R. AOMERSON

AREA CALCULATIONS (SQUARE FEET)	LEGAL DESCRIPTION:	PROJECT DESCRIPTION
	PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO: 7418515, EFFECTIVE DATE: 01/18/2019 AT 11:00PM.	3 STORY HISTORIC RENOVATION WITH 22 CONDOMINIUM UNITS AND A NEW 4 STORY 17 UNIT BUILDING LOCATED BETWEEN THE NEW RIVER SOUND WATERWAY (INTRACOASTAL) AND NORTH BIRCH ROAD. PROPERTY IS AT WEST END OF GRANADA STREET BETWEEN BAYSHORE DRIVE TO THE NORTH AND SEVILLE STREET TO THE SOUTH IN FORT LAUDERDALE, FLORIDA. AMENITIES INCLUDE FIRST FLOOR LEVEL PRIVATE GYM FACILITY AND GROUND LEVEL LOBBY AND POOL
DENSITY:	LOTS 1,2,3 AND 4, IN BLOCK 8, OF BEVERLY HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	APPLICABLE CODES: ZONING: IOA-INTERCOASTAL OVERLOOK AREA NEW CONSTRUCTION: FLORIDA BUILDING CODE, 2010 EDITION PLUMBING: FLORIDA BUILDING CODE, PLUMBING, 2010 EDITION MECHANICAL: FLORIDA BUILDING CODE, MECHANICAL, 2010 EDITION ELECTRICAL: NFPA 70-NATIONAL ELECTRICAL CODE FIRE: FLORIDA FIRE PREVENTION CODE, 2010 EDITION
LAND AREA: GROSS LOT AREA: 31,718 SF (.73 ACRES) - SITE	SETBACK DATA: SITE PLAN LEVEL IV DEVELOPMENT OF SIGNIFICANT IMPACT PROPOSED SWIMMING POOL LOCATIONS REQUESTED IN INDICATED SETBACKS. LOCATION REQUIRED EXISTING PROVIDED FRONT (NORTH S.E. 2ND STREET) 25'-0" 25'-0" 25'-0" SIDE (WEST S.E. 8TH AVE) 10'-0" 1'-4" 5'-0" SIDE (EAST BOUNDARY S.E. 9TH AVE) 10'-0" 13'-9" 15'-0" REAR (SOUTH BOUNDARY 2ND COURT) 20'-0" 3'-4" 5'-0"	BUILDING HEIGHT AND AREAS: BUILDING HEIGHT: 38'-3" (0'-0") NAVD TO TOP OF ROOF SLAB LAND AREA: 31,718 SF (.73 ACRES)-SITE TOTAL BUILDING AREA: 39,350 SF (INTERIOR) BUILDING TOTAL TOTAL NUMBER OF DWELLING UNITS: 39 GROUND FLOOR BUILDING ELEVATION: +6.00 NAVD 88 ELEVATION 5
FLOOR AREA RATIO (FAR): BUILDING TOTAL AREA 39,350 SF (INTERIOR) DIVIDED BY DIVIDED BY LAND AREA= 31,718 SF = 1.24 FAR	LOCATION / VICINITY MAP	BUILDING CODE DATA OCCUPANCY CLASSIFICATION GROUPS: FBC CH. 3 R-2 (CONDOMINIUM) S (STORAGE) A (ASSEMBLY) TYPE OF CONSTRUCTION: FBC 504.1 TYPE-1B - PROTECTED, FULLY SPRINKLERED WHERE THE STRUCTURAL FLOORS AND ROOF, AND THEIR SUPPORTS ARE OF NON-COMBUSTIBLE CONSTRUCTION WITH A FIRE RATING OF NOT LESS THAN ON ONE HOUR AND THE FRAMING COMPONENTS ARE PROTECTED WITH SPRAYED-FIBER FIREPROOFING.
DENSITY: NUMBER OF DWELLING UNITS 39 / 0.73 ACRE = 39 PER ACRE NOTE: RMM-25 (25 DWELLING UNITS PER ACRE ALLOWED) BUILDING WILL UTILIZE THE 2010 EDITION OF THE FLORIDA BUILDING CODE	 <i>Legal Description</i> Lots 1, 2, 3 & 4, Block 8, BEVERLY HEIGHTS, according to the plat thereof, as recorded in Plat Book 1, Page 30, of the public records of Broward County, Florida. Said land estate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 31,718 square feet or 0.7281 acres, more or less.	FIRE RESISTANCE RATING REQUIREMENTS: FBC T 601, 602, 504.1 ELEMENT RATING GRAPHIC REP. STRUCTURAL FRAME: 2-HOUR (COLUMN, GIRDER, TRUSS) BEARING WALLS-EXTERIOR: 3-HOUR N/A TO WORK BEARING WALLS-INTERIOR: 2-HOUR NON-BEARING WALLS-EXTERIOR: 0-HOUR (PER FBC TABLE 601) NON-BEARING WALLS-INTERIOR: 0-HOUR NON-BEARING CORRIDOR WALLS: 1-HOUR FLOOR CONSTRUCTION: 2-HOUR SUPPORT BEAMS, JOISTS ROOF CONSTRUCTION: 1-HOUR SUPPORT BEAMS, JOISTS SHAFT CONSTRUCTION: 2-HOUR (PER FBC 708.4, WHERE CONNECTING FOUR STORIES OR MORE) ELEVATOR SHAFT CONSTRUCTION: 2-HOUR (PER FBC 708.14) STAIR ENCLOSURE CONSTRUCTION: 2-HOUR (PER FBC 1022.1, WHERE CONNECTING FOUR STORIES OR MORE) SLEEPING UNIT SEPARATION: 1-HOUR (PER FL FIRE PREVENTION CODE TABLE 6.1.14.4.1(B)) AREA SEPARATION: 1-HOUR
BUILDING HEIGHT LEVEL EXISTING HISTORIC & PROPOSED BUILDING FINISH FLOOR ELEVATION NAVD 0' F.F. 1 FLOOR 2'- 3" F.F. 2 FLOOR 11'- 3" F.F. 3 FLOOR 20'- 3" F.F. 4TH FLOOR 29'- 3" TOP OF MAIN ROOF 31'- 6" TOP OF ROOF SLAB 38'- 3" TOP OF ROOF 46'- 6" 0'-0" FINISH FLOOR EQUATES TO 7.6' NGVD / 6' NAVD FBC T 715.4		
OPENING PROTECTIVES: 3 HR WALL: 3 HR DOOR/FRAME 2 HR WALL: 90 MIN. DOOR/FRAME 1 HR WALL: 45 MIN. DOOR/FRAME 20 MIN. DOOR/FRAME * AT DOORS IN EXIT ACCESS CORRIDOR WALLS		
CLASSIFICATION OF INTERIOR FINISHES: EXIT ACCESS CORRIDORS: GROUP R-1: CLASS C FLAMESPREAD INDEX: 0-200 SMOKE INDEX: 0-450 GROUP S-2: CLASS C FLAMESPREAD INDEX: 0-200 SMOKE INDEX: 0-450 GROUP A: CLASS C FLAMESPREAD INDEX: 0-200 SMOKE INDEX: 0-450 FBC T 803.5		
ROOMS/ENCLOSED SPACE: CLASS C FLAMESPREAD INDEX: 76-200 SMOKE INDEX: 0-450		
EGRESS WIDTH/PERSON: LEVEL: 0.2 INCHES STAIR: 0.3 INCHES FBC T 1005.1		
MINIMUM CLEAR OPENING AT DOORS: 32 INCHES FBC 1008.1.1		
COMMON PATH OF TRAVEL: GROUP R-1: 50 FEET MAX. GROUP S-2: 50 FEET GROUP A: 20 FEET FBC 1014.3 FBC 1036.4.3 FBC 1028.8		
EXIT ACCESS TRAVEL DISTANCES: GROUP R-1: 200 FEET (*275 TOTAL) GROUP S-2: 400 FEET MAX. GROUP A: 250 FEET FBC T 1016.1 *275' IS FOR THE TOTAL TRAVEL DISTANCE, ASSUMING INCREMENTAL PORTIONS HAVE FULLY UTILIZED THEIR PERMITTED MAXIMUMS. MAXIMUM TRAVEL DISTANCE WITHIN A GUESTROOM SHALL NOT EXCEED 75'.		
MINIMUM CORRIDOR WIDTH: 44 INCHES MIN. FBC 1017.2		
DEAD END CORRIDORS: 20 FEET MAX. FBC 1017.3	 LOCATION	COMBUSTIBLE MATERIALS ARE PERMISSIBLE AS IN ACCORDANCE WITH FBC 2010, SECTION 603. FIRE RETARDANT WOOD IS ACCEPTABLE FOR NON-BEARING WALL PARTITIONS RATED 2 HOURS OR LESS AND ROOF CONSTRUCTION. SHOP DRAWING SUBMITTALS TO INDICATE TYPE AND LOCATION OF PROPOSED WOOD BLOCKING.
		TO THE BEST OF OUR KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE AND CHAPTER 633 FLORIDA STATUTES



Name: Towers Apartments

Address: 824 SE 2nd Street

Use: Multi-Family Housing

Designation: 11/17/2015 (Local)

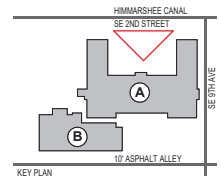
Description: This three-story Mediterranean Revival Style Existing building is configured in a U-shape plan with a courtyard in the center.

It is located on the south side of the Himmarshee Canal and Southwest corner of SE 2nd Street and SE 9th Avenue. The façade faces north and the main entrance is a 2-story projecting pavilion with a first story pent roof. The gable pavilion with scalloped design of the entrance is repeated around the building. Built of concrete in 1925, the exterior is clad in a textured stucco and is capped by a terracotta barrel tile roof. Majority of the windows were originally six over six double-hung windows but many have been replaced with aluminum single-hung windows that do not match the original configuration.



PROPOSED REVIVAL OF NEW ENTRY WAY

HISTORIC VIEW ORIGINAL DESIGN



HISTORY

SCALE:

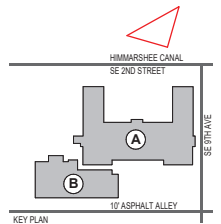
A-0.4.1 **adache**
group architects
LLC # AR0007073

DRC SUBMITTAL
09.06.2019
TOWERS PLACE AT LAS OLAS
824 SE 2nd STREET FORT LAUDERDALE, FL



PROPOSED REVIVAL OF NEW ENTRY WAY

HISTORIC VIEW ORIGINAL DESIGN



HISTORY

SCALE:

A-0.4.2 **adache**
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LLC # AR0007073

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1



2



3



4



5



6



7



8



9



10



11



12



13



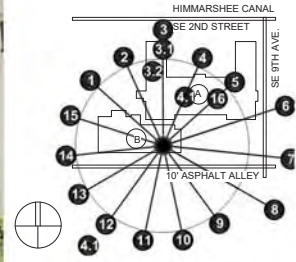
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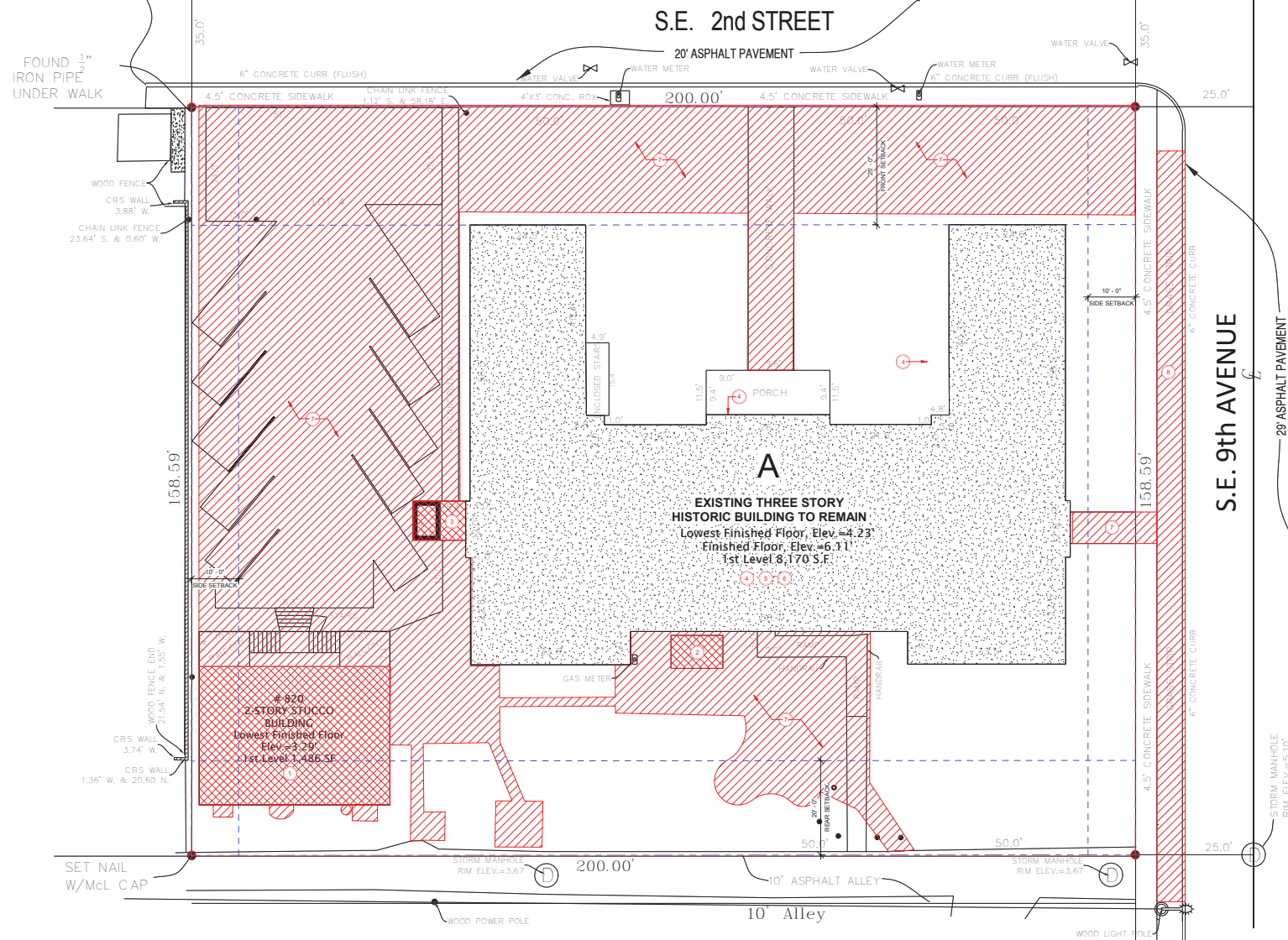


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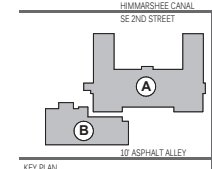
16





LOCATION SYMBOL	DEMOLITION KEYNOTES:
1	EXISTING 2 STORY 4 UNIT BUILDING TO BE REMOVED IN ITS ENTIRETY, INCLUSIVE OF ALL PORCHES, STEPS, AND ASSOCIATED WALKS
2	EXISTING 1-STORY BOILER ROOM (ADDITION) TO BE REMOVED. PERIMETER WALL OF BUILDING TO BE PATCHED/REPAIRED TO MATCH EXISTING ADJACENT
3	EXISTING 3-STORY ELEVATOR AND EXTERIOR CATWALK CONNECTIONS TO BE REMOVED
4	EXISTING DECORATIVE VENT TILE TO BE REMOVED FROM COURTYARD BALCONES AND FRONT ENTRY PORCH
5	EXISTING EXTERIOR DOORS AND WINDOWS TO BE REMOVED (FOR REPLACEMENT)
6	EXISTING INTERIOR TO BE REMOVED IN ITS ENTIRETY. DEMOLITION IS INCLUSIVE OF ALL WALLS, DOORS, PLUMBING, ELECTRIC, AND HVAC
7	EXISTING SITEWORK INCLUSIVE OF ALL CONCRETE PADS, WALKWAYS, STEPS, RAMPS, ASPHALT PARKING, AND DRIVEWAYS TO BE REMOVED
8	EXISTING LANDSCAPE EAST OF SIDEWALK TO BE REMOVED FOR PARALLEL STREET PARKING

EXISTING BUILDING TO REMAIN +/- 8,690 SF
 PROPOSED DEMOLITION OF BUILDING ELEMENTS
 PROPOSED DEMOLITION OF SITE WALKS AND DRIVES
 COMBINED DEMOLITION +/- 13,696 SF

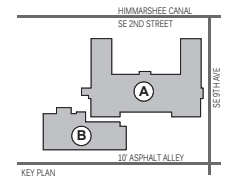
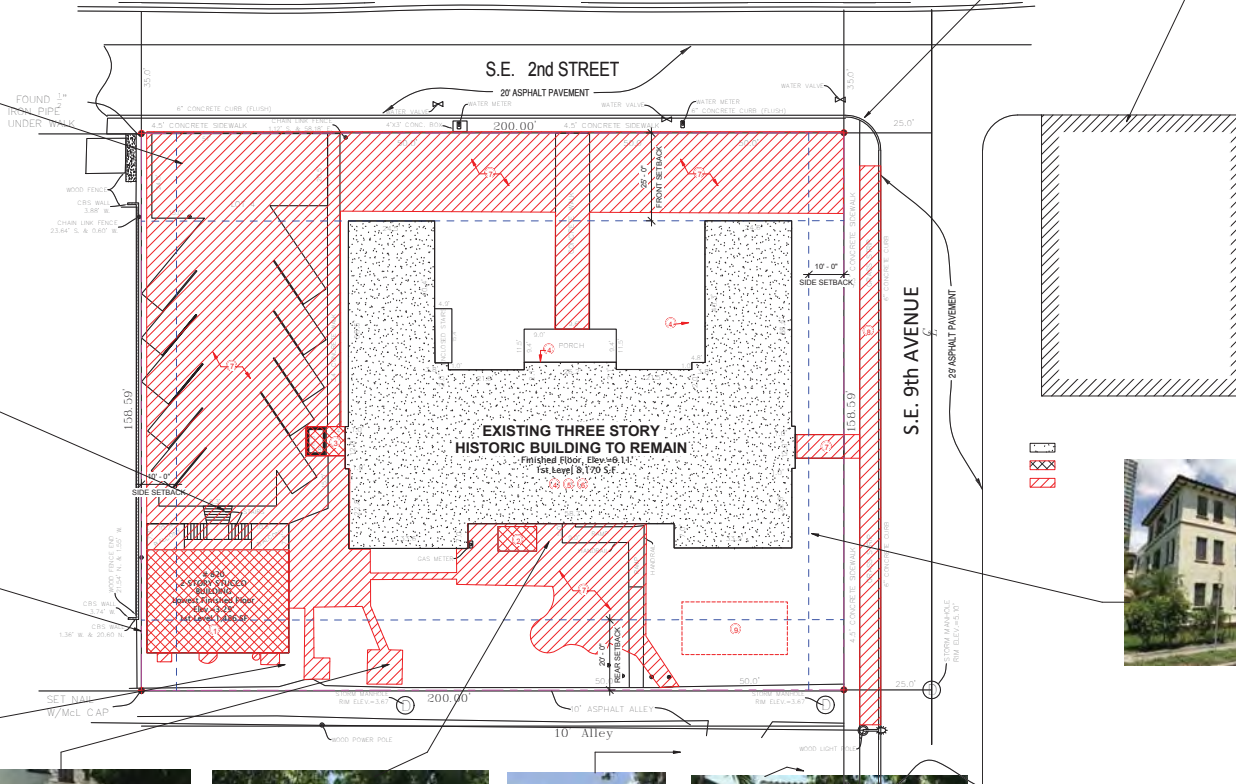


SITE PLAN - DEMOLITION

SCALE: 1" = 10'-0"

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A-0.7
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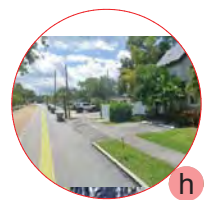
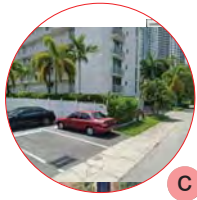



HISTORIC PRESERVATION SITE AREA

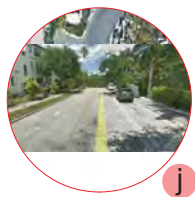
SCALE: 1/16" = 1'-0"

A-0.7.1 **adache**
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824 SE 2nd STREET FORT LAUDERDALE, FL



 Hatch denotes existing backout parking along R.O.W



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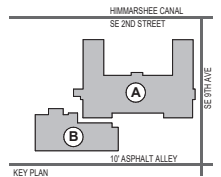
824 SE 2nd STREET FORT LAUDERDALE, FL

A-0.7.2

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MOOD BOARD

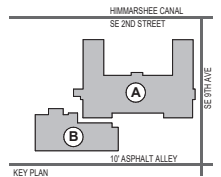


LANDSCAPE
RENDERING

SCALE:

A-0.13 **adache**
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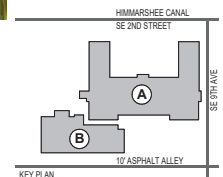


LANDSCAPE
RENDERING

SCALE:

A-0.14 **adache**
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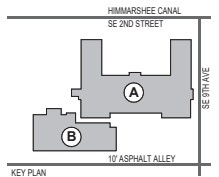
LANDSCAPE
RENDERING

SCALE:

A-0.15 **adache**
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TOWERS PLACE AT LAS OLAS
824 SE 2nd STREET FORT LAUDERDALE, FL

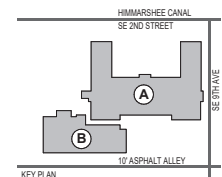


 **LANDSCAPE
RENDERING**

SCALE:

A-0.16 **adache**
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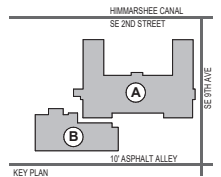
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SCALE:

A-0.17 **adache**
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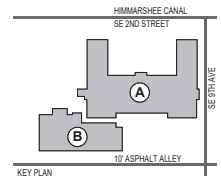
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SCALE:

A-0.18 **adache**
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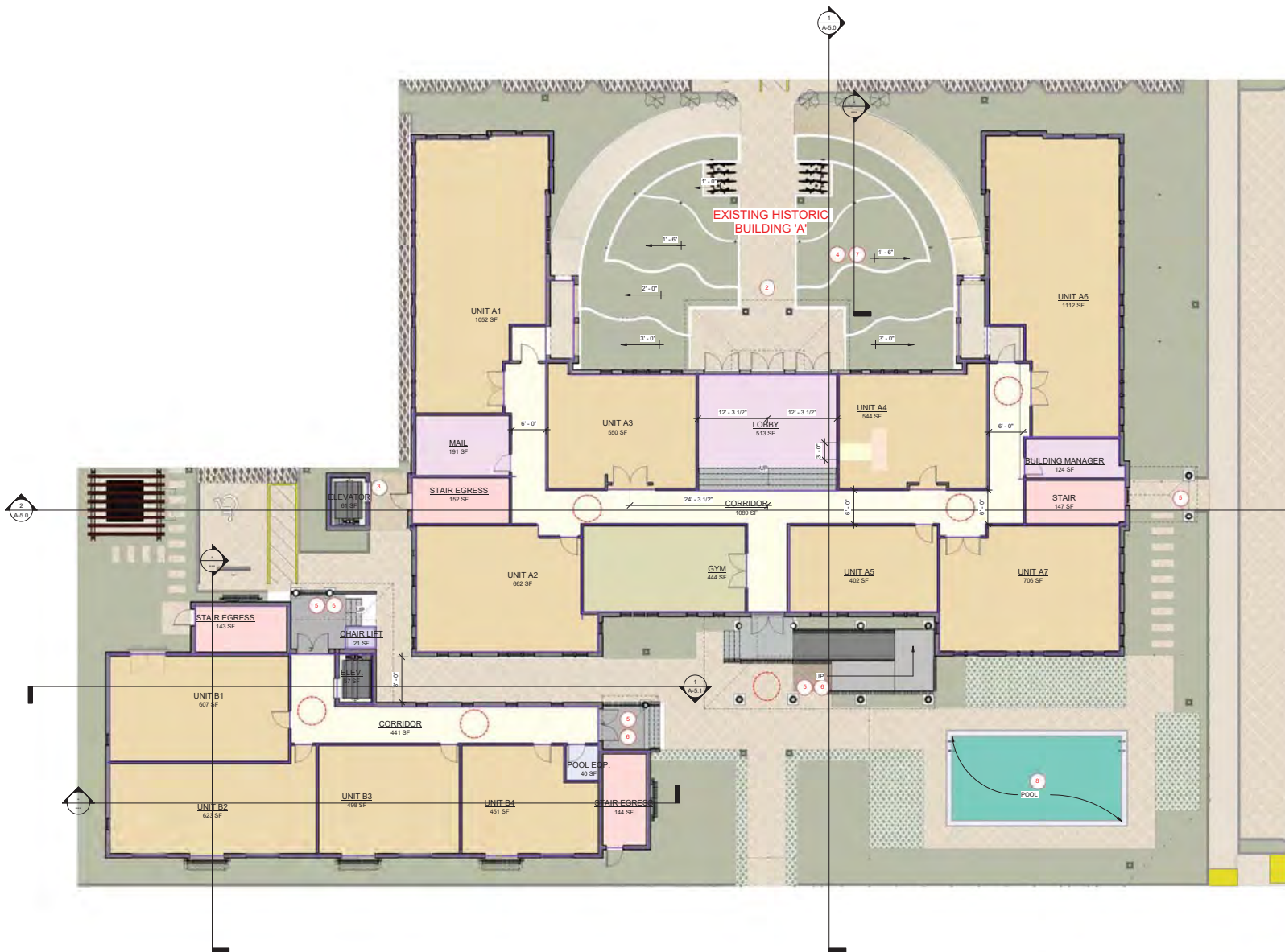
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SCALE:

A-0.19 **adache**
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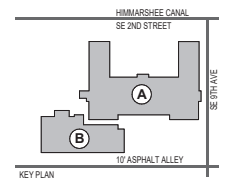


Rentable Area Legend

- ADA CHAIR LIFT
- AMENITIES
- CORRIDOR
- ELEVATOR
- FUTURE SERVICES
- MAIL ROOM
- STAIR EGRESS
- UNITS

PROJECT SCOPE KEYNOTES:	
LOCATION SYMBOL	
1	NEW 4-STORY 16 UNIT APARTMENT BUILDING TO MATCH THE CHARACTER OF THE EXISTING ADJACENT HISTORIC BUILDING
2	(NEW) RESTORATION OF ORIGINAL THREE SEMI-CIRCULAR ARCHES AT ENTRANCE WITH TWO ROUND COLUMNS AT CENTER
3	NEW ELEVATOR AND EXTERIOR WALKWAY CONNECTIONS
4	NEW IMPACT RESISTANT DOORS AND WINDOWS, FRAME FINISH TO BE REDDISH BROWN OR BRONZE IN THE CHARACTER OF THE ORIGINAL WOOD, GLASS SELECTION TO BE DETERMINED (TYPICAL OF BOTH BUILDINGS)
5	NEW COVERED ENTRANCE WITH COLUMNS AND BARREL TILE ROOF TO MATCH THE EXISTING
6	NEW ADA COMPLIANT STAIRS, RAMPS, AND/OR CHAIR-LIFTS AS REQUIRED FOR ACCESS
7	NEW INTERIOR LAYOUT INCLUSIVE OF WALLS, DOORS, PLUMBING, ELECTRIC, AND HVAC
8	NEW SWIMMING POOL

UNIT SCHEDULE - GROUND FLOOR	
UNIT A1	1052 SF
UNIT A2	662 SF
UNIT A3	550 SF
UNIT A4	544 SF
UNIT A5	402 SF
UNIT A6	1112 SF
UNIT A7	706 SF
BUILDING A: 7	5029 SF
UNIT B1	607 SF
UNIT B2	623 SF
UNIT B3	498 SF
UNIT B4	451 SF
BUILDING B: 4	2179 SF
Grand total: 11	7207 SF



OVERALL GROUND FLOOR PLAN

SCALE: As indicated

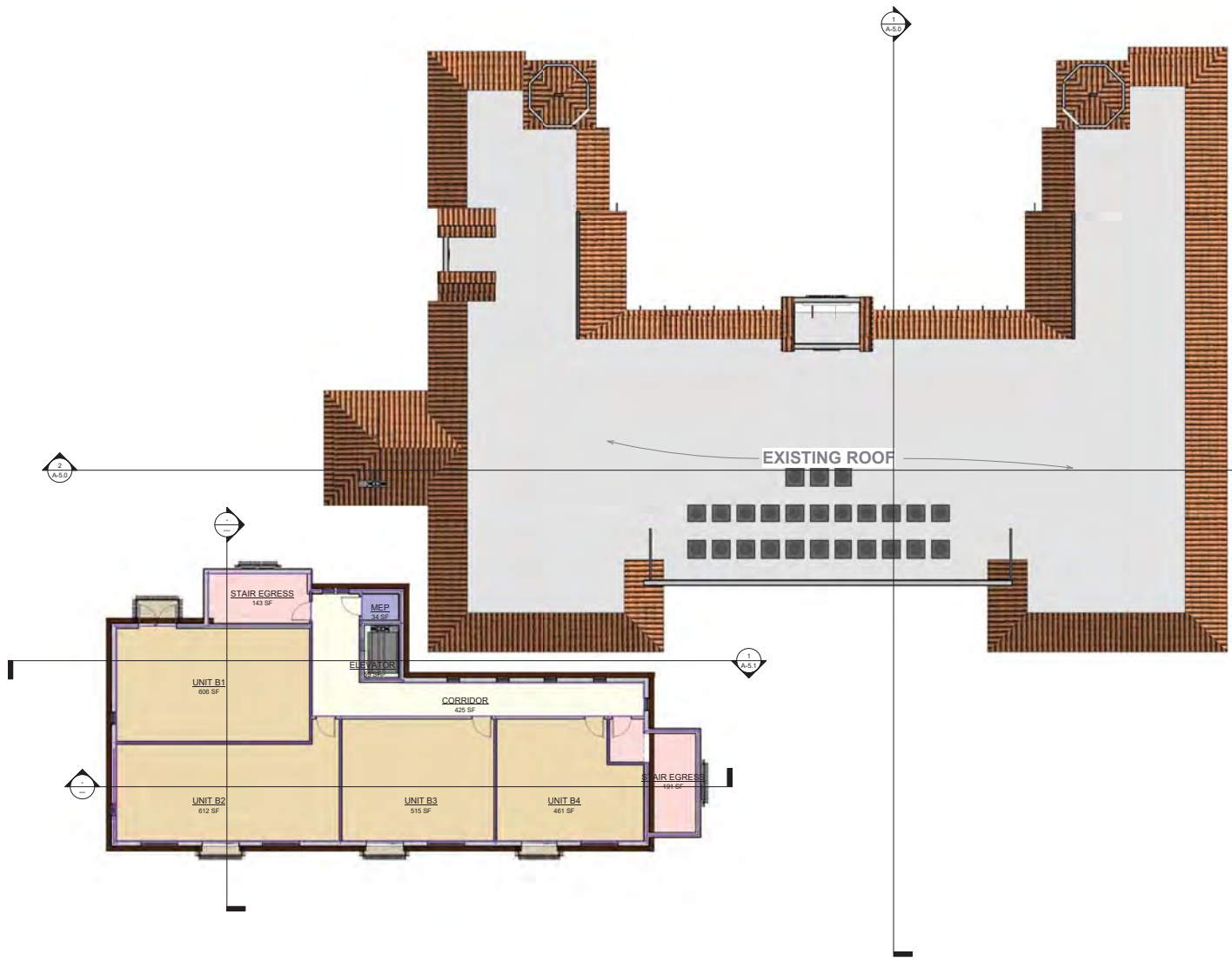
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824 SE 2nd STREET, FORT LAUDERDALE, FL

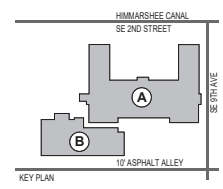
A-1.0 **adache**
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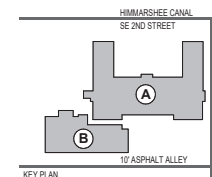
- Rentable Area Legend
- CORRIDOR
 - ELEVATOR
 - MEP
 - STAIR EGRESS
 - UNITS

UNIT SCHEDULE - FOURTH FLOOR	
UNIT B1	606 SF
UNIT B2	612 SF
UNIT B3	515 SF
UNIT B4	461 SF
Grand total: 4	2195 SF



4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN SITE

SCALE: 3/32" = 1'-0"

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TOWERS PLACE AT LAS OLAS

824 SE 2nd STREET, FORT LAUDERDALE, FL

A-1.3

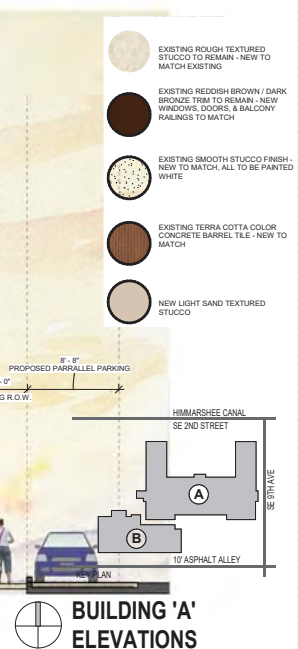
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group architects
LE # AR0007073



① NORTH ELEVATION HISTORICAL BLDG A
3/16" = 1'-0"



② SOUTH ELEVATION HISTORICAL BLDG A
3/16" = 1'-0"



SCALE: As indicated

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TOWERS PLACE AT LAS OLAS
824 SE 2nd STREET FORT LAUDERDALE, FL

A-4.0
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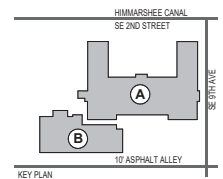


① EAST ELEVATION HISTORICAL BLDG A
3/16" = 1'-0"



② WEST ELEVATION HISTORICAL BLDG A
3/16" = 1'-0"

-  EXISTING ROUGH TEXTURED STUCCO TO REMAIN - NEW TO MATCH EXISTING
-  EXISTING REDDISH BROWN / DARK BRONZE TERN TO REMAIN - NEW WINDOWS, DOORS, & BALCONY RAILINGS TO MATCH
-  EXISTING SMOOTH STUCCO FINISH - NEW TO MATCH, ALL TO BE PAINTED WHITE
-  EXISTING TERRA COTTA COLOR CONCRETE BARREL TILE - NEW TO MATCH
-  NEW LIGHT SAND TEXTURED STUCCO



 **BUILDING 'A' ELEVATIONS**



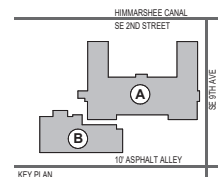
Keynote Legend	
Key Value	Keynote Text
4	EXISTING ROUGH TEXTURED STUCCO TO REMAIN - NEW TO BE PATCHED/REPAIRED/PAINTED TO ACHIEVE UNIFORM FINISH
8	NEW SMOOTH STUCCO WITH WHITE PAINT FINISH
10	NEW IMPACT RESISTANT SINGLE HUNG WINDOWS WITH DARK BRONZE FRAMES

① WEST INTERIOR COURT YARD BLDG A
3/16" = 1'-0"



② EAST INTERIOR COURT YARD BLDG A
3/16" = 1'-0"

-  EXISTING ROUGH TEXTURED STUCCO TO REMAIN - NEW TO MATCH EXISTING
-  EXISTING REDDISH BROWN / DARK BRONZE TRIM TO REMAIN - NEW WINDOWS, DOORS, & BALCONY RAILINGS TO MATCH
-  EXISTING SMOOTH STUCCO FINISH - NEW TO MATCH, ALL TO BE PAINTED WHITE
-  EXISTING TERRA COTTA COLOR CONCRETE BARREL TILE - NEW TO MATCH
-  NEW LIGHT SAND TEXTURED STUCCO



**BUILDING 'A'
ELEVATIONS -
COURTYARD**

SCALE: 3/16" = 1'-0"

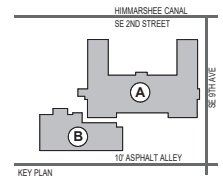


② SOUTH ELEVATION BLDG B
3/16" = 1'-0"



① NORTH ELEVATION BLDG B
3/16" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
1	NEW BRONZE METAL BALCONY RAILINGS
2	NEW BALCONY BRACKETS TO MATCH EXISTING DARK WOOD TRIM
4	EXISTING ROUGH TEXTURED STUCCO TO BE PATCHED/REPAIRED/PAINTED TO ACHIEVE UNIFORM FINISH
5	NEW LIGHT SCONCE
6	NEW CEMENTITIOUS SIDING WITH GREY FINISH
8	NEW SMOOTH STUCCO WITH WHITE PAINT FINISH
9	NEW IMPACT RESISTANT DOORS WITH DARK BRONZE FRAMES
13	NEW DECORATIVE OUTRIGGER, FINISH TO MATCH EXISTING
16	NEW BARREL TILE ROOF TO MATCH EXISTING
18	NEW SLOPED STUCCO LEDGE TO MATCH EXISTING
19	NEW DECORATIVE WHITE LOUVER WITH IRON BARS
22	NEW FIXED DECORATIVE WOOD SHUTTERS WITH WHITE PAINT FINISH



BUILDING 'B' ELEVATIONS

SCALE: 3/16" = 1'-0"

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A-4.3
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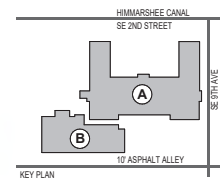


① EAST ELEVATION BLDG B
3/16" = 1'-0"

Key Value	Keynote Text
1	NEW BRONZE METAL BALCONY RAILINGS
6	NEW CEMENTITIOUS SIDING WITH GREY FINISH
10	NEW IMPACT RESISTANT SINGLE HUNG WINDOWS WITH DARK BRONZE FRAMES
13	NEW DECORATIVE OUTRIGGER, FINISH TO MATCH EXISTING
16	NEW BARREL TILE ROOF TO MATCH EXISTING
18	NEW SLOPED STUCCO LEDGE TO MATCH EXISTING
19	NEW DECORATIVE WHITE LOUVER WITH IRON BARS
20	NEW LIGHT SAND TEXTURED STUCCO WITH PAINT FINISH (SAND DOLLAR)
22	NEW FIXED DECORATIVE WOOD SHUTTERS WITH WHITE PAINT FINISH



② WEST ELEVATION BLDG B
3/16" = 1'-0"

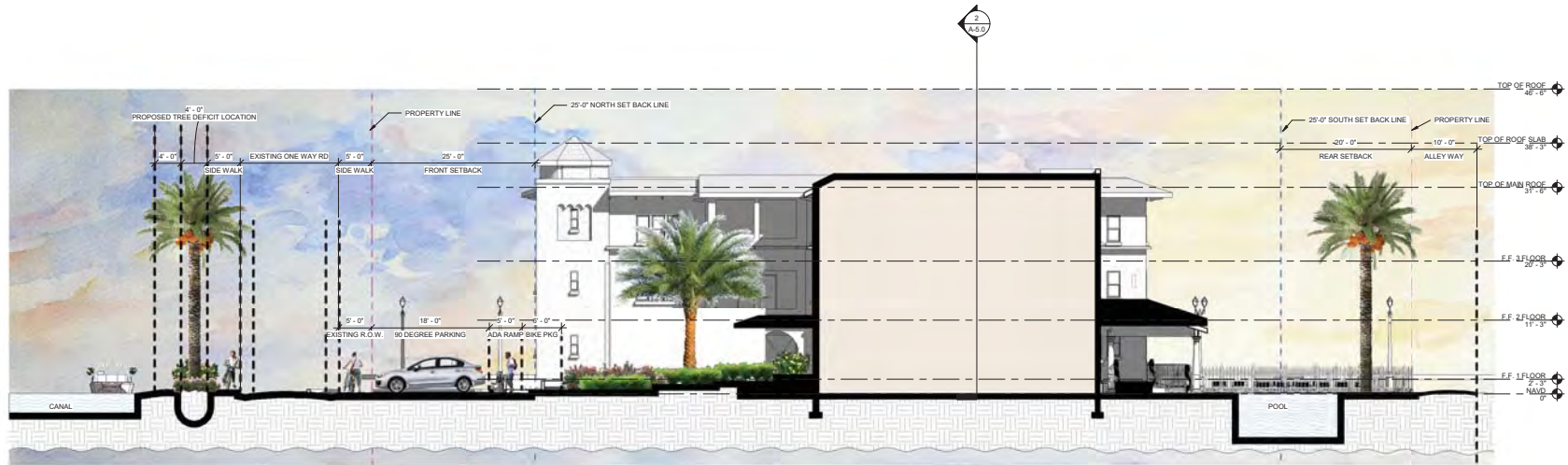


⊕ BUILDING 'B' ELEVATIONS

SCALE: 3/16" = 1'-0"

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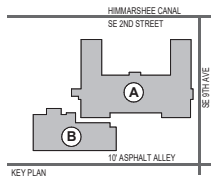
A-4.4 **adache**
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① Section 1
1/8" = 1'-0"



② Section 2
3/32" = 1'-0"

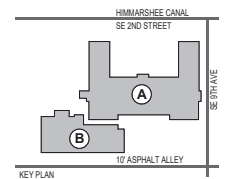


SITE SECTIONS BLDG A

SCALE: As indicated

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 **SITE SECTIONS BLDG B**

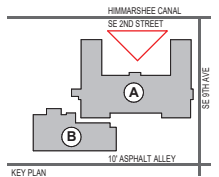
SCALE: 1/8" = 1'-0"

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A-5.1

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RENDERINGS

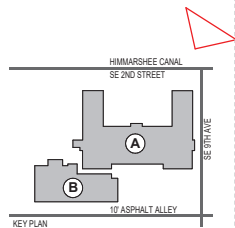
SCALE:

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SCALE:

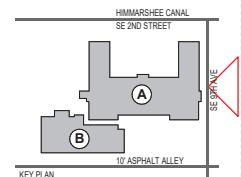
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KEY PLAN
RENDERINGS

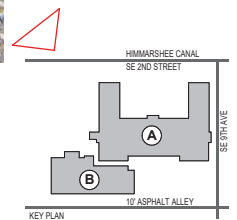
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A-6.2 **adache**
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RENDERINGS

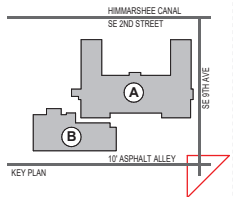
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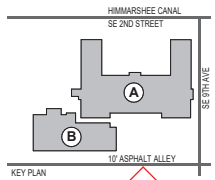
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A-6.4 **adache**
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SCALE:

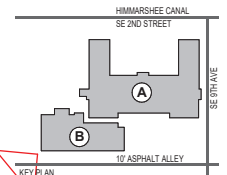
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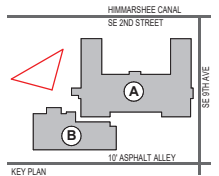
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SCALE:

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KEY PLAN



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SCALE:

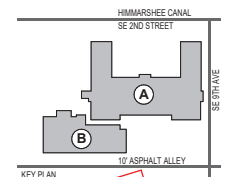
A-6.7

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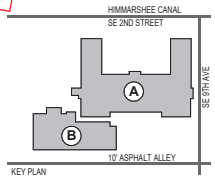
SCALE:

A-6.8 **adache**
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SCALE:

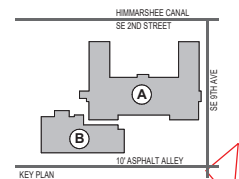
A-6.9

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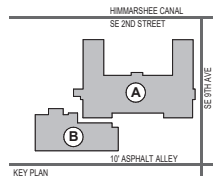
SCALE:

A-6.10 **adache**
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SCALE:

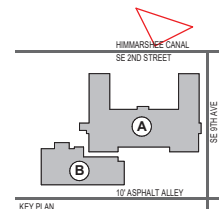
A-6.11

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SCALE:

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