

<b>ARCHITECTS</b>	<b>GRAND CENTRAL</b>
<b>ADARDE GROUP ARCHITECTS, INC.</b> 80 SOUTH FEDERAL MIAMI, FLORIDA 33130 TEL: 305/371-2000 FAX: 305/371-2001 E-MAIL: <a href="mailto:info@adardesign.com">info@adardesign.com</a>	<b>GRAND BROTHER, LLC</b> 10000 N. W. 11TH AVENUE SUITE 1000 MIAMI, FLORIDA 33150 TEL: 305/551-4444 FAX: 305/551-4444 E-MAIL: <a href="mailto:info@grandbrothers.com">info@grandbrothers.com</a>
<b>LANDSCAPE ARCHITECTS</b>	<b>MEY ENGINEERS</b>
<b>WINSTON DESIGN GROUP</b> 10000 N. W. 11TH AVENUE, SUITE 1000 MIAMI, FLORIDA 33150 TEL: 305/551-4444 FAX: 305/551-4444 E-MAIL: <a href="mailto:info@winstondesign.com">info@winstondesign.com</a>	<b>TOP ENGINEERS</b> 10000 N. W. 11TH AVENUE, SUITE 1000 MIAMI, FLORIDA 33150 TEL: 305/551-4444 FAX: 305/551-4444 E-MAIL: <a href="mailto:info@topengineers.com">info@topengineers.com</a>
<b>STRUCTURAL ENGINEERS</b>	<b>LAND SURVEYORS</b>
<b>THE WORLDWIDE ENGINEERING</b> 10000 N. W. 11TH AVENUE, SUITE 1000 MIAMI, FLORIDA 33150 TEL: 305/551-4444 FAX: 305/551-4444 E-MAIL: <a href="mailto:info@worldwideengineering.com">info@worldwideengineering.com</a>	<b>FORTNEY LLOYD, SMOLES, INC.</b> 10000 N. W. 11TH AVENUE, SUITE 1000 MIAMI, FLORIDA 33150 TEL: 305/551-4444 FAX: 305/551-4444 E-MAIL: <a href="mailto:info@fortney-smoles.com">info@fortney-smoles.com</a>
<b>CIVIL ENGINEERS</b>	<b>ZONING ATTORNEYS</b>
<b>DESIGN OVERSEAS</b> AND ENGINEERING SERVICES 10000 N. W. 11TH AVENUE, SUITE 1000 MIAMI, FLORIDA 33150 TEL: 305/551-4444 FAX: 305/551-4444 E-MAIL: <a href="mailto:info@designoverseas.com">info@designoverseas.com</a>	<b>QUINTERO</b> 10000 N. W. 11TH AVENUE, SUITE 1000 MIAMI, FLORIDA 33150 TEL: 305/551-4444 FAX: 305/551-4444 E-MAIL: <a href="mailto:info@quintero.com">info@quintero.com</a>

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**321 NORTH BIRCH ROAD  
FORT LAUDERDALE, FLORIDA 33304  
APRIL 16, 2013 - CITY COMMISSION SUBMISSION**

**550 SOUTH FEDERAL HIGHWAY  
FORT LAUDERDALE, FLORIDA 33301  
PH: (954) 525-8133 FAX: (954) 728-8159  
FLORIDA LICENSE: AA C000579**

## A black and white photograph of a modern, multi-story apartment building with a curved facade and numerous balconies. The building is surrounded by lush tropical landscaping, including palm trees and large trees. A paved area in the foreground shows people walking and a small structure with a glass roof.

PROJECT DESCRIPTION

11 STORY CONDOMINIUM BUILDING LOCATED BETWEEN THE NEW RIVER SOUND WATERWAY (INTRACOASTAL) AND NORTH BRIGH ROAD. PROPERTY IS AT WEST END OF GRANADA STREET BETWEEN BAYSHORE DRIVE TO THE NORTH AND SEVILLE STREET TO THE SOUTH IN PORT LAUDERDALE, FLORIDA. IT WILL CONTAIN 100 CONDOMINIUM UNITS WITH ROOFTOP PRIVATE TERRACES AT PENTHOUSE ONLY ON TOP OF A TWO STORY OPEN-AR PARKING STRUCTURE TOTALING 30 PARKING SPACES. AMENITIES INCLUDE: 2ND LEVEL PRIVATE GYM FACILITY AND GROUND LEVEL PRIVATE SOCIAL CLUB.

A. LAND USE DESIGNATION	(C)RHC-CENTRAL REACH REGIONAL ACTIVITY CENTER
B. ZONING DESIGNATION	60A-INTRO-COMM OVERLOOK AREA
C. SITE AREA	27.810 SQUARE FEET(13.60 + 832 ACRES)
D. WATER/WASTE WATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
E. RESIDENTIAL DEVELOPMENT	MULTI-STORY RESIDENTIAL
F. NONRESIDENTIAL GROSS FLOOR AREA	37,646 S.F.
G. RESIDENTIAL GROSS FLOOR AREA	34,760 S.F.
H. PARKING DATA	48 SPACES/2 ACCESSIBLE
I. TOTAL PARKING REQUIRED	138 SPACES/2 ACCESSIBLE
J. TOTAL PARKING PROVIDED	138 SPACES/2 ACCESSIBLE
K. BUILDING FOOTPRINT LOT COVERAGE	13.86% S.F.
L. F.A.R.	147.14927 S.F. 8.7 (10.41 S.F. 12.4 F.A.R.
M. BUILDING HEIGHT	116' 0" (101' 0" MAX) TO TOP OF ROOF SLAB ABOVE GARAGE (ROOF OF HOUSE UNHABITABLE SPACE)
N. NUMBER OF STORIES	11 STORIES
1. SEE NARRATIVES AND ATTACHMENTS FOR ADDITIONAL INFORMATION	
A. OWNER	
B. CURRENT USE OF PROPERTY AND INTENSITY:	
C. NUMBER OF DWELLING UNITS	
P. LIVING ZONE	
Q. STRUCTURE LENGTH	
R. OPEN SPACE	
S. VEHICULAR USE PROPOSED:	
L. LANDSCAPE AREAS	
U. SETBACKS (INCLUDING PROPOSED POOL AND GARAGE)	
34.71 DWELLING UNIT/AC (48 D.U./AC ALLOWED)	
26'0" LANDSCAPE	
22 CONDOMINIUM UNITS	
NOT APPLICABLE	
160'0"X40'-10" X 88'0"X105'4"	
15.431 S.F. 1.3031 AC	
2,396.91 SF	
3.234'X 8.877'X 20' (25% MAX. REDD.)	
SEE DATA SHEET ON A-2	

**TOWNSHIP INFO:** A parcel of Dry Land in New River Shaded adjacent to Lots 1, 2 & 3, Block 8, LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7, Page 30, of the Public Records of Broward County, Florida.

Commencing at the Southeast corner of said Lot 4; thence North 89°02'00" East, 60.00 feet to the intersection of the South line of said Lot 4; a distance of 25.31 feet, there being N 07°34'58" East, 100.00 feet to the intersection of the West line of said Lot 4; a distance of 25.31 feet, there being S 07°34'58" East, 100.00 feet to the intersection of the North line of said Lot 4; a distance of 25.31 feet, there being S 07°34'58" East, 100.00 feet to the intersection of the North line of said Lot 1, 2 & 3; 125.00 feet West of the Northeast corner of said New River Shaded, a distance of 200.00 feet to a point on the North line of said Lot 1, 2 & 3; 125.00 feet West of the Northeast corner of said New River Shaded, a distance of 200.00 feet to the intersection of the North line of said Lot 1, 2 & 3; a distance of 25.31 feet to the Point of Beginning.

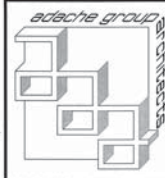
## A-1

**PARKING DATA:**





NOTE:  
ALL GLAZING TO BE IMPACT  
RESISTANT



**PROJECT DESIGN TEAM:**

**ARCHITECTS**  
ADACHE GROUP ARCHITECTS  
300 SOUTH FLORISSANT AVENUE  
FT. LAUDERDALE, FLORIDA 33301  
PH: 352.555.8110 FAX: 352.555.8108  
WWW.ADACHEGROUP.COM

**LANDSCAPE ARCHITECTS**

WYTHAM DESIGN GROUP  
400 S. 12TH AVENUE  
FT. LAUDERDALE, FLORIDA 33301  
PH: 352.555.8110 FAX: 352.555.8108  
WWW.WYTHAMDESIGN.COM

**M.E.P. ENGINEER**

TRIM ENGINEERS  
2000 S. 12TH AVENUE  
FT. LAUDERDALE, FLORIDA 33301  
PH: 352.555.8110 FAX: 352.555.8108  
WWW.TRIMENGINEERS.COM

**CIVIL ENGINEERS**

ICES ENGINEERING - CONSTRUCTION &  
ENGINEER SERVICES  
2000 S. 12TH AVENUE  
FT. LAUDERDALE, FLORIDA 33301  
PH: 352.555.8110

**OWNER:**

GRAND BIRCH LLC  
1000 ORANGE DRIVE  
SUITE 201  
FT. LAUDERDALE, FLORIDA 33301  
PH: 352.555.8110

**PROJECT:**

GRAND BIRCH CONDOMINIUM  
321 NORTH BIRCH ROAD  
FORT LAUDERDALE, FL 33304

**ISSUED FOR CITY COMMISSION SUBMISSION**

DATE: 4/16/13

**REVISIONS:**

No.	DATE	REMARKS

**SHEET TITLE:**

EAST ELEVATION

ALL IDEAS, DESIGN ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, ADACHE GROUP ARCHITECTS, AND THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. FLORIDA LICENSE # A001075

**DATE:**

7/6/12

**SCALE:**

1/8" = 1'-0"

**DRAWN BY:**

SW

**CHECKED BY:**

JB

**JOB NO.:**

22.01A

**SHEET NO.:**

A-22

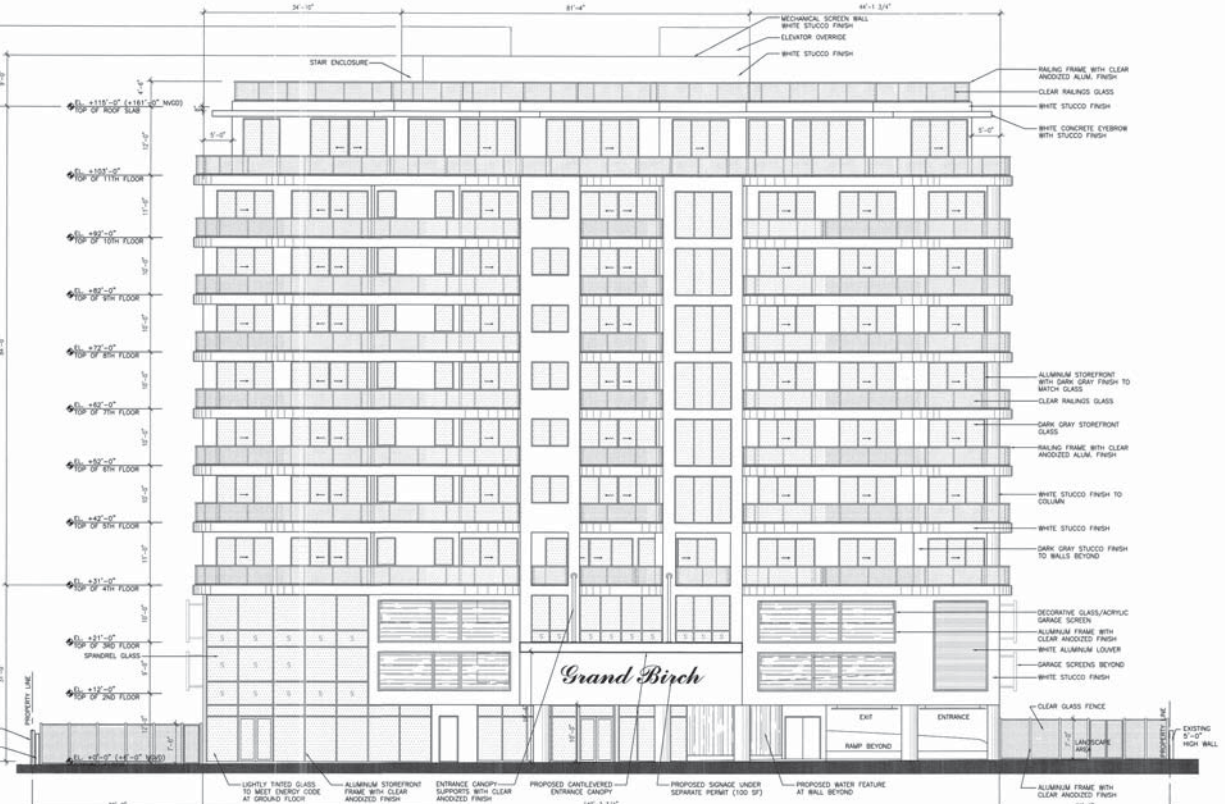
Exhibit 1

13-0957

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**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

*Grand Birch*







1 WEST ELEVATION  
A-23 SCALE: 1/8" = 1'-0"



**PROJECT DESIGN TEAM:**  
**ARCHITECTS**  
ADACHE GROUP ARCHITECTS  
285 SOUTH FEDERAL HIGHWAY  
FT. LAUDERDALE, FLORIDA 33301  
TEL: 954.555.8100 FAX: 954.555.8100  
WWW.ADACHEGROUP.COM  
**LANDSCAPE ARCHITECTS**  
WILSON DESIGN GROUP  
201 S. 19TH AVENUE  
FORT LAUDERDALE, FLORIDA 33305  
TEL: 954.555.8881 FAX: 954.555.8888  
WWW.WILSONDESIGN.COM  
**M.E.P. ENGINEER**  
TREN ENGINEERS  
2000 S. 19TH AVENUE  
FORT LAUDERDALE, FLORIDA 33305  
TEL: 954.555.8881 FAX: 954.555.8888  
WWW.TRENENGINEERS.COM  
**CIVIL ENGINEERS**  
DICKS ENGINEERING - CONSTRUCTION &  
ENGINEER SERVICES  
201 NORTH ANDERSON AVENUE  
FT. LAUDERDALE, FLORIDA 33301  
WWW.DICKS-ENG.COM

**OWNER:**  
GRAND BIRCH LLC  
2000 S. 19TH AVENUE  
SUITE 201  
FORT LAUDERDALE, FLORIDA 33305  
TEL: 954.555.8100

**PROJECT:**  
GRAND BIRCH CONDOMINIUM  
321 NORTH BIRCH ROAD  
FORT LAUDERDALE, FL 33304

**ISSUED FOR: CITY COMMISSION SUBMISSION**  
DATE: 4/16/13

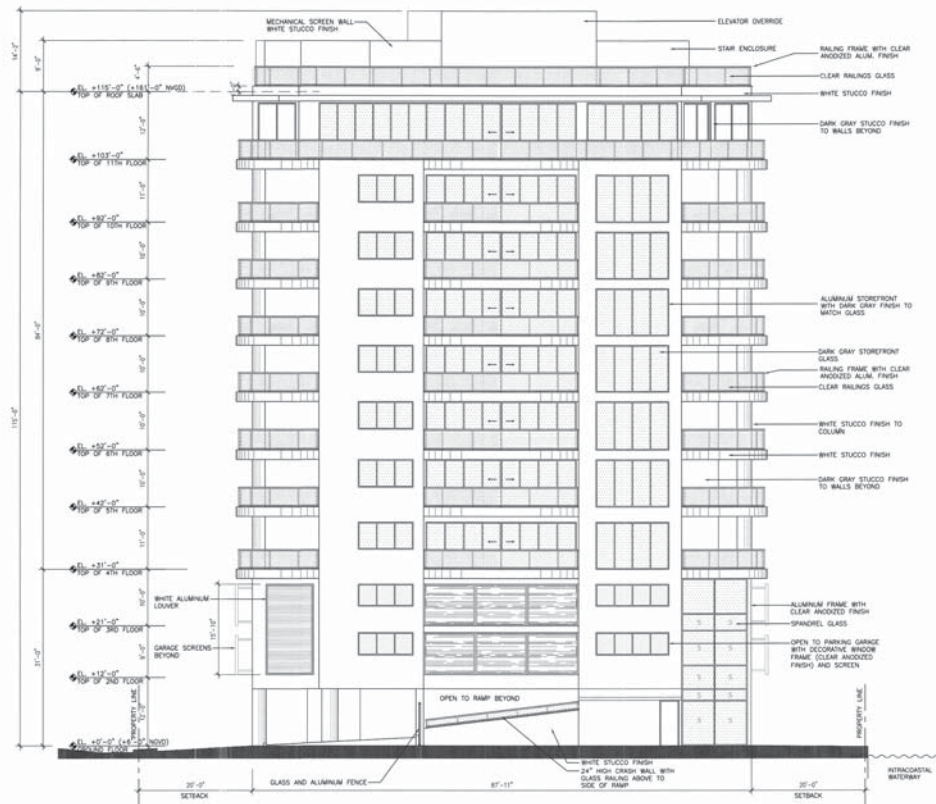
NO.	DATE	REMARKS
1	4/16/13	ISSUED FOR CITY COMMISSION SUBMISSION
2		
3		
4		
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10		

**SHEET TITLE:**  
WEST ELEVATION

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FLORIDA LICENSE # A00000000

DATE: 7/6/12  
SCALE: 1/8" = 1'-0"  
DRAWN BY: SW  
CHECKED BY: JB  
JOB NO.: 22.01A

**SHEET NO.:**  
**A-23** Exhibit 1  
13-0957  
Page 5 of 7



**1 NORTH ELEVATION**  
A-24 SCALE: 1/8" = 1'-0"

NOTE:  
ALL GLAZING TO BE IMPACT  
RESISTANT



**PROJECT DESIGN TEAM:**  
**ARCHITECTS**  
ADACHE GROUP ARCHITECTS  
300 SOUTH FEDERAL AVENUE  
FORT LAUDERDALE, FLORIDA 33301  
P: (954) 588-1100 F: (954) 588-1108  
A: info@adachegroup.com

**LANDSCAPE ARCHITECTS**  
WYTHE DESIGN GROUP  
301 E. 1ST AVENUE  
FORT LAUDERDALE, FLORIDA 33301  
P: (954) 855-1881 F: (954) 855-1888  
A: info@wythedesign.com

**M.E.P. ENGINEER**  
TVM ENGINEERS  
3000 N. DIXIE AVENUE, SUITE 200  
FORT LAUDERDALE, FLORIDA 33309  
P: (954) 575-1100 F: (954) 575-1101  
A: info@tvmengineers.com

**CIVIL ENGINEERS**  
DOUGLASS ENGINEERING - CONSTRUCTION &  
ENGINEER SERVICES  
201 NORTH ANDERSON AVENUE  
FORT LAUDERDALE, FLORIDA 33301  
P: (954) 199-1247

**OWNER:**  
GRAND BIRCH LLC  
1000 OCEAN DRIVE  
SUITE 201  
FORT LAUDERDALE, FLORIDA 33301  
P: (954) 860-1100

**PROJECT:**  
**GRAND BIRCH CONDOMINIUM**  
321 NORTH BIRCH ROAD  
FORT LAUDERDALE, FL 33304

**ISSUED FOR: CITY COMMISSION SUBMISSION**  
DATE: 4/16/13

REVISIONS:		
No.	DATE	REMARKS

**SHEET TITLE:**  
**NORTH ELEVATION**

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SCALE: 1/8" = 1'-0"  
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CHECKED BY: JB  
JOB NO.: 22-01A

**SHEET NO.:**  
**A-24**



**A-25** Exhibit 1  
13-0957  
Page 7 of 7

1 SOUTH ELEVATION  
A-25 SCALE: 1/8" = 1'-0"