



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

PLANNING & ZONING BOARD (PZB) SITE PLAN APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | 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"/> Planned Development District (PDD) and Planned Unite Development (PUD)	\$ 9,500.00
<input type="checkbox"/> Site Plan Level IV and in the RAC	\$ 4,100.00
<input checked="" type="checkbox"/> Site Plan Level III and in the RAC	\$ 4,300.00
<input type="checkbox"/> Change of Use Requiring PZB review	\$ 750.00
<input type="checkbox"/> Parking Reduction In addition to above site plan fee	\$ 900.00
<input type="checkbox"/> Site Plan Deferral	\$ 950.00
<input type="checkbox"/> Appeal of DRC Review	\$ 2,550.00



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.

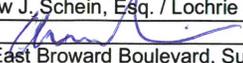
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	500 Hendricks 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	
E-mail Address	
Phone Number	
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	Lumiere
Development / Project Address	Existing: 500 Hendricks Isle New: Same
Legal Description	See survey
Tax ID Folio Numbers (For all parcels in development)	504202190960 and 504202190870
Request / Description of Project	7-unit residential condominium
Applicable ULDR Sections	ULDR 47-24.2.A.3.c
Total Estimated Cost of Project	\$ TBD (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	\$ 18,650	Fee Calculator: http://ci.ftlaud.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	RMM-25	
Current Use of Property	Multifamily	
Residential SF (and Type)	22,528.42 SF (multifamily)	
Number of Residential Units	7	
Non-Residential SF (and Type)	None	
Total Bldg. SF (include structured parking)	41,809.06 SF (gross)	
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	5,000 SF	13,273.13 SF
Lot Density	25 units/acre	23 units/acre
Lot Width	50 feet	100 feet
Building Height (Feet / Levels)	55 feet	55 feet / 5 floors
Structure Length	200 feet	75 feet
Floor Area Ratio	None	1.67
Lot Coverage	None	46.64%
Open Space	None	5,106.64 SF
Landscape Area	4,645.60 SF	4,965 SF
Parking Spaces	15	15

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

Setbacks/Yards*	Required	Proposed
Front [W]	27.5' (1/2 the height of the bldg.)	25'
Side [N]	27.5' (1/2 the height of the bldg.)	12.5'
Side [S]	27.5' (1/2 the height of the bldg.)	12.5'
Rear [E]	27.5' (1/2 the height of the bldg.)	20'

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.

<p>Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p>Print Name <u>Andrew Schein</u></p> <p>Signature <u>[Handwritten Signature]</u></p> <p>Date <u>3/10/22</u></p>	<p>Staff Intake Review For Urban Design & Planning staff use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
--	---

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION CASE NO.

APPLICANT:

PROPERTY:

PUBLIC HEARING DATE:

BEFORE ME, the undersigned authority, personally appeared, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this day of, 20

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit, (initial here)
Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Project: Lumière
Owner: 500 Hendricks LLC
Address: 500 Hendricks Isle
Author: Andrew J. Schein, Esq.

WATERWAY USE NARRATIVE ULDR § 47-23.8

A. Buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. Special provisions are needed to realize these objectives, which can be stated only in general terms, and at the same time permit a reasonable use of land and depend on details of design of the buildings, appurtenances, yards and landscaping and their relation to the waterway and other uses on the waterway.

RESPONSE: The Project is designed to preserve and complement the character of the neighborhood through the addition of improved residential uses. The 7-unit multifamily Project will replace the existing condo that is currently on the Property. The Project's architectural style is contemporary and has a "light" appearance, achieved through the use of extensive glazing and the provision of terraced balconies. The Project is five (5) stories in height and is flanked by an existing five-story residential development to the south and two-story and five-story residential developments to the north

The Project also has a pool and BBQ area for use by residents, which is consistent with other developments along the waterway and makes use of the waterway as an adjacent amenity. With 7 residential units, the Project is consistent with the density allowed by the RMM-25 zoning. Parking for the residents will be provided in the internal garage on the ground floor, eliminating the existing back-out parking spaces along Hendricks Isle and improving vehicle circulation on the street.

B. For purposes of this Sec. 47-23.8, "on a waterway" means a development site which abuts a waterway. This section shall not apply to development within the downtown RAC, except for development within the RAC-RPO district, and shall not apply to the central beach area districts. Any proposed nonresidential or multifamily use on a waterway shall require a site plan level III development permit, as provided in Section 47-24, Development Permits and Procedures. The application shall include all elevations visible from the waterfront. A use on a waterway shall, in addition to all other requirements of the ULDR, meet the requirements as follows:

1. A twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum number of driveways or walkways reasonably necessary to serve

permitted nonresidential or multifamily waterfront uses, unless specifically approved by the planning and zoning board. The twenty (20) foot yard shall not apply to marinas or yacht clubs.

RESPONSE: The Applicant is requesting that the Planning and Zoning Board grant approval for the swimming pool and amenity area to be located with the 20-foot landscaped yard adjacent to the waterway, making active use of the area adjacent to the waterway and connecting the development to the dock. The design and layout of this Project is consistent with numerous multifamily projects on Hendricks Isle and will provide a continuity of active uses along the waterway.

2. Review of Neighborhood Compatibility, Scale, Bulk and Mass, as provided in Sec. 47-25.3.A.3.e.i.

RESPONSE: See separate narrative addressing Neighborhood Compatibility Criteria.

C. Any property zoned B-2, B-3 or which abuts a waterway shall be used for a marina, a hotel marina, or a shipyard, where such uses are permitted within the B-2, B-3 or zoning districts.

RESPONSE: N/A. Property is zoned RMM-25.

Project: Lumière
Owner: 500 Hendricks LLC
Address: 500 Hendricks Isle
Author: Andrew J. Schein, Esq.

MODIFICATION OF YARDS

A. Criteria for modification of required yards. The planning and zoning board shall upon written application for site plan level III approval, as provided in Section 47-24.2, Development Permits and Procedures, consider a request to modify the required yards as specified in the Table of Dimensional Regulations within the RMM-25, RMH-25 and RMH-60 residential zoning districts, and may change such minimum yard requirements, provided, however, that the following additional criteria for such approval are met:

1. By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically prove that a superior site development as relating to shadows will result from such adjustment; or

RESPONSE: N/A

2. By adjusting the location of the structure on the site when the site abuts the Intracoastal Waterway or other permanent public open space, land or water and it is found that allowing a reduction is compatible with adjacent properties, as defined in this section; or

RESPONSE: The reduction is compatible with and consistent with adjacent properties. The proposed building will be set back 12' – 6" from the north and south property lines and 20' from the east property line. The following table shows the setbacks of various adjacent properties.

Address	West (front) Setback	North (side) Setback	South (side) Setback	East (rear) Setback
500 Hendricks Isle (this Project)	25'	12' – 6"	12' – 6"	20'
508 Hendricks Isle (existing)	+/- 13' – 6"	+/- 5'	+/- 5'	+/- 20'
516-524 Hendricks Isle (existing)	26' – 5"	10' – 3.25"	10' – 1"	26' – 5"
532-534 Hendricks Isle (approved)	25' – 3.5"	10' – 2"	10' – 1"	20'

444 Hendricks Isle (existing)	+/- 20'	24'	24'	20'
424 Hendricks Isle (existing)	+/- 26.5'	10' – 6"	10' – 6"	20'
308-312 Hendricks Isle (existing)	+/- 18'	8'	8'	15.2'

As shown in the table above, the Project’s side yard setbacks (north and south) are larger than all properties to the north of the Project on this side of Hendricks Isle, and are consistent with the properties to the south. The Project’s rear yard setback (east) and front yard setback (west) is consistent and compatible with the properties to the north and south.

3. By adjustment of yards it is found that:

a. There is continuity of yards between the proposed development and adjacent properties; and

RESPONSE: As shown in the table above, the proposed yards are consistent and compatible with the adjacent properties.

b. There is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public street; or instead of subsections A.3.a and b, it is found that;

RESPONSE: The Project includes significant features that connect the development with the pedestrian realm. Currently, the sidewalk on the east side of Hendricks Isle dead-ends at the Property. The Project includes the continuation of the sidewalk, with lush landscaping between the sidewalk and the street and accessible landscaped walkways between the sidewalk and the building.

In addition to the streetscape enhancements to improve pedestrian interaction, the Project includes a publicly-accessible, landscaped green area on the west side of Hendricks Isle, including a pedestrian path to the waterway.

c. There is continuity of architectural features with adjacent properties. Architectural features include but are not limited to those listed in subsection A.3.e; and

RESPONSE: The Project will provide a continuity of architectural features with adjacent properties, including balconies, terracing, color and material banding, and variations in rooflines. The Project also includes landscaped areas that encourage pedestrian interaction between the development site and the public street.

d. There is continuity of urban scale with adjacent properties. Urban scale includes height, proximity to street front and relationship of building size to the lot size;

RESPONSE: The project will be similar in height and scale to the adjacent buildings.

e. In addition to the reduction in minimum yards meeting subsections A.3.a and b or subsections A.3.c and d, the development includes a minimum of four (4) of the following architectural features: Terracing; variation in rooflines; cantilevering; angling; balconies; arcades; uniform cornice heights; color and material banding; building mass changes; courtyards; plazas and landscaped areas which encourage pedestrian interaction between the development site and a public street.

RESPONSE: The Project includes terracing, variation in rooflines, balconies, material banding, and landscaped areas which encourage pedestrian interaction between the development site and the adjacent public street.

4. In addition to subsection A.1, 2, or 3 the following shall be met:

a. The applicable minimums pertaining to all other zoning requirements applicable to the development are met.

RESPONSE: All other zoning requirement minimums are met.

b. A structure with a required yard proposed to be modified that is located on a development site abutting or separated only by a right-of-way from the Intracoastal Waterway or other permanent public open space, land or water shall not cast a shadow that exceeds fifty percent (50%) of such public water or land area at any time between the hours of 9:00 a.m. and 5:00 p.m. on March 21 (vernal equinox). For sites along the Atlantic Ocean, the public area subject to review shall be the sandy beach westward of the mean high-water line as defined in Section 47-2, Measurements. The public open space, land or water as described in this section shall be measured by extending a line from the points where the property lines intersect at the corners of the development site abutting the public area or separated from the area by a right-of-way, and extending those lines across the public area perpendicular to the development site.

RESPONSE: The Project complies. See shadow study included in this submission.

c. That the intent and spirit of the dimensional regulations, of the applicable district concerning yards as relating to air, light and shadow is maintained.

RESPONSE: As described above and as shown on the shadow study, the proposed reduced yards are compatible with adjacent structures and will allow more light and air to circulate around the building than other similarly-situated properties on this side of Hendricks Isle.

Project: Lumière
Owner: 500 Hendricks LLC
Address: 500 Hendricks Isle
Author: Andrew J. Schein, Esq.

ADEQUACY REQUIREMENTS NARRATIVE

Sec. 47-25.2. - Adequacy requirements.

- A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
- B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

RESPONSE: The proposed development is 5 stories in height and it is not expected to interfere with the City's communication network.

- C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Application will be made to Broward County and the applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses. See attached Drainage Plan.

- D. *Environmentally sensitive lands.*
 - 1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

- c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: There are no environmentally sensitive lands on this site.

- E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

RESPONSE: Water for fire protection will be provided by the City of Fort Lauderdale and is available along the abutting street. Applicant will request a water/wastewater availability determination from the City's Public Works Department and will provide the letter to the City upon receipt.

- F. *Parks and open space.*
 1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
 2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: Applicant will be pay all required park impact fees prior to the issuance of building permit.

- G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

RESPONSE: The Project incorporates CPTED principles.

- H. *Potable water.*
 1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is

amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

RESPONSE: Applicant will request a water/wastewater availability determination from the City's Public Works Department and will provide the letter to the City upon receipt.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

RESPONSE: Applicant will request a water/wastewater availability determination from the City's Public Works Department and will provide the letter to the City upon receipt.

- J. *Schools.* For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

RESPONSE: Applicant will request a SCAD from the School Board and will provide the letter to the City upon receipt.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

RESPONSE: Owner will be contracting with a private waste hauler.

- L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

RESPONSE: Application will be made to Broward County and the applicant will be required to satisfy all current criteria for surface water requirements and obtain all local and state licenses.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development.

Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half ($\frac{1}{2}$) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half ($\frac{1}{2}$) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

RESPONSE: If required by the City, Applicant will provide a traffic statement.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

RESPONSE: Applicant will dedicate additional right-of-way by easement if necessary.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

RESPONSE: A sidewalk will be provided along Hendricks Isle.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: Acknowledged.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

RESPONSE: Acknowledged.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of

street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: The Project includes Dahoon Hollies and Gumbo Limbos along the street.

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

RESPONSE: Applicant will request a water/wastewater availability determination from the City's Public Works Department and will provide the letter to the City upon receipt.

- O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

RESPONSE: N/A, the Project is a residential use.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

RESPONSE: Neither the existing structure nor the site has been identified as having archaeological or historical significance.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

RESPONSE: N/A. This project is West of the Intracoastal Waterway.

(Ord. No. C-97-19, § 1(47-25.2), 6-18-97; Ord. No. C-98-72, § 1, 12-15-98; Ord. No. C-99-14, § 14, 3-16-99; Ord. No. C-99-15, § 11, 3-16-99; Ord. No. C-00-26, § 6, 6-6-00; [Ord. No. C-03-23, § 2, 7-1-03](#); Ord. No. C-06-14, § 1, 6-20-06; Ord. No. C-06-36, § 2, 10-17-06)

Project: Lumière
Owner: 500 Hendricks LLC
Address: 500 Hendricks Isle
Author: Andrew J. Schein, Esq.

NEIGHBORHOOD COMPATIBILITY NARRATIVE ULDR § 47-25.3

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

1. *Adequacy requirements.* See Sec. 47-25.2.

RESPONSE: Applicant has provided a separate point-by-point narrative addressing the Adequacy Requirements.

2. *Smoke, odor, emissions of particulate matter and noise.*

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

RESPONSE: To the extent any DNRP permits are needed, applicant will apply for and obtain such permits.

3. *Design and performance standards.*

a. Lighting. No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) foot candle on any abutting residential property except as provided in subsection iii. of this subsection a.

ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

RESPONSE: N/A, the Project is a residential development. The parking garage will comply with all provisions of ULDR Section 47-20.14.

b. Control of appearance. The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

i. Architectural features. The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

a) Fenestration such as windows, doors and openings in the building wall; and

b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:

- a. Balconies,
- b. Color and material banding,
- c. Decorative metal grates over windows,
- d. Uniform cornice heights,
- e. Awnings.

2. Form and mass:

- a. Building mass changes including projection and recession,
- b. Multiple types and angles of roofline, or any combination thereof.
- c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

RESPONSE: The Project includes balconies, material banding, and multiple angles of roofline. The Project also includes numerous recessions and projections in the form of terraced balconies.

ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

RESPONSE: Due to the scale and nature of the Project, the Project is not required to have a designated loading area.

iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

RESPONSE: All rooftop equipment will be screened with screening material no less than 6” above the highest point of the rooftop equipment.

c. Setback regulations. When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

RESPONSE: N/A, the Project is a residential use.

d. Buffer yard requirements. When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

i. Landscape strip requirements. A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

RESPONSE: N/A, the Project is a residential development. Nevertheless, the Project includes extensive landscaping within the 12’ – 6” side setbacks.

ii. Parking restrictions. No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

RESPONSE: N/A, the Project is a residential development.

iii. Dumpster regulations. All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

RESPONSE: No dumpsters will be located within 12' of the property line.

iv. Wall requirements. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5

b) Shall be located within, and along the length of the property line which abuts the residential property,

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

RESPONSE: N/A, the Project is a residential use.

v. Application to existing uses. Within five (5) years(remainder of this subsection v. is intentionally omitted).

e. Neighborhood compatibility and preservation. In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights- of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.

Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

RESPONSE: The proposed use of the Property for multifamily residential is consistent and compatible with the pattern of development in this area. The Project is five stories in height and adjacent to an existing five-story building. The Project was designed to improve the pedestrian realm and the aesthetics of Hendricks Isle by providing a sidewalk where no sidewalk currently exists and provides extensive landscaping and shade trees between the sidewalk and the street in order to improve the pedestrian experience. The Project also includes the enhancement and improvement of the parcel located across the street from the building, providing extensive landscaping and a walkway to the water.

The Project provides many design aspects that improve the quality of the neighborhood while at the same time mitigating development impacts. These design aspects are discussed throughout this narrative, but several are highlighted below. In an effort to mitigate any perceived adverse impacts such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods, the project incorporates the following improvements or modifications:

1 – Parking Garage. (Addresses traffic, noise and visual nuisances)

The parking for the unit owners is provided internally on the ground floor which will shield the appearance of vehicle headlights and noise. The Project will also include two parallel parking spaces across the street, which are provided in addition to the code-required parking.

2- Driveways. (Address traffic, noise, odors and visual nuisances)

Primary access to the parking area is along Hendricks Isle via one 2-way driveway, rather than the prevalent condition on the street which has historically been street-lined, back-out parking.

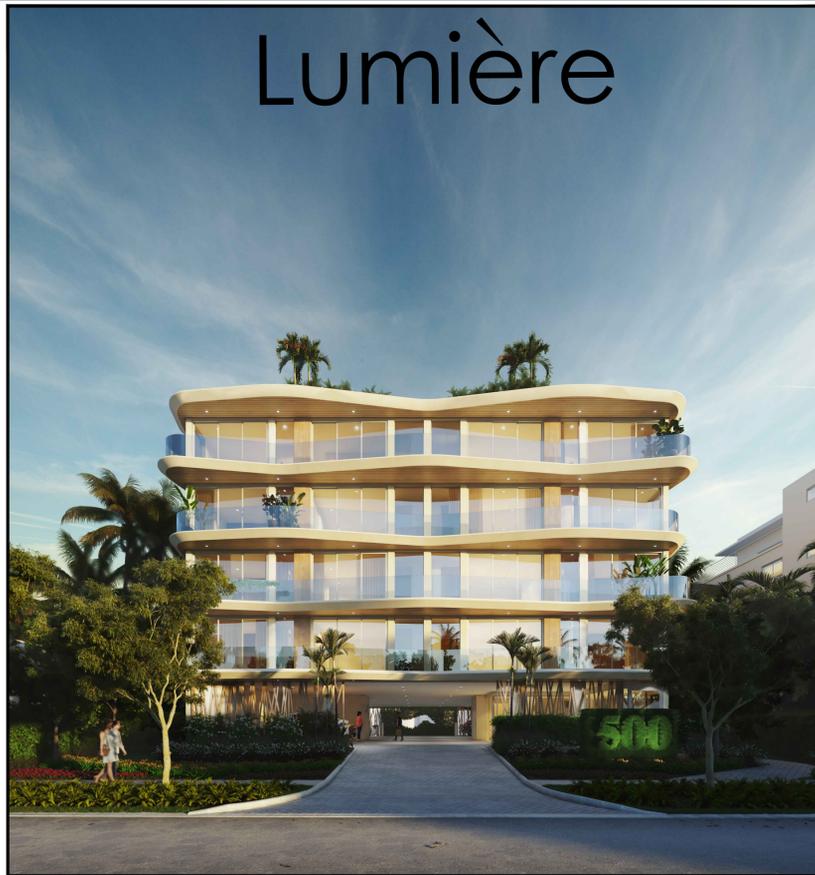
3 – Building design. (Addresses scale and mass).

The proposed development will be attractively landscaped along all sides. The Applicant is requesting the allowance of the pool to be located within 20-foot landscaped yard adjacent to the waterway, which is consistent with surrounding properties. The building is designed with flowing, terraced balconies in a wave-like design, mimicking the flow of the adjacent waterway and paying homage to South Florida's marine environment.

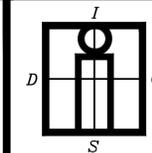
b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable

ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

RESPONSE: There is no adopted neighborhood master plan for this area.



Lumière



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-97156

This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGN AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF INSITE DESIGN GROUP, LLC, AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. ARCHITECTS ARE OBLIGATED TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière 7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDP-S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

DATE OF ISSUE
MAR-23-2022

DRAWING NAME

COVER

SHEET
A-000

OWNER

500 HENDRICKS ISLE LLC
500 HENDRICKS ISLE FORT LAUDERDALE FL 33301

LOCATION PLAN

ARCHITECT

IN - SITE DESIGN GROUP, LLC.

1546 JACKSON STREET, HOLLYWOOD, FLORIDA 33020 (954) 921-5333 AA26001758 ANNIE CARRUTHERS ARCHITECT AR-97156
EMAIL ANNIE@INSITEDESIGNGROUP.COM

ENGINEERS/CONSULTANTS

STRUCTURAL ENGINEER
PROJECT CLASSIC
STRUCTURAL ENGINEERING
5968 NW 77 TERR, PARKLAND FLORIDA 33067
TEL: 954-667-7803 FARID ABUGATTAS, P.E. 72471
EMAIL: PLANS@PROJECT CLASSIC.COM

MECHANICAL ELECTRICAL & PLUMBING ENGINEER
E + E CONSULTING ENGINEERING INC
1701 SUNSET HARBOUR DR #706
MIAMI BEACH, FL 33139 954-566-9708
GIUSEPPE NENDIANI PE #59435
EMAIL: ANDRES@EE-CE.NET

CIVIL ENGINEER
GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET, COOPER CITY, FL 33330
954-434-5905
EMAIL: GATOR_EC@BELLSOUTH.NET

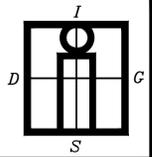
LANDSCAPE ARCHITECT
BARRANCO-RLA, INC
NATALIA BARRANCO, RLA
954.224.0432
EMAIL: BATALIA@B-RLA.COM

INDEX OF DRAWINGS

UTILITY SERVICE PROVIDERS

COVER/DATA SHIT	RENDERINGS	LANDSCAPE DRAWINGS	ARCHITECTURAL DRAWINGS
A-000 COVER SHEET	A-006 RENDERING FRONT STREET VIEW	L-0.0 INDEX RENDERING	A-100 FIRST FLOOR PLAN
A-001 PROJECT DATA	A-007 RENDERING REAR DOCK VIEW	L-1.0 TREE DISPOSITION PLAN	A-101 SECOND FLOOR PLAN
A-002 GENERAL NOTES/ABBREVIATIONS	A-008 RENDERING	L-2.2 PROPOSED LANDSCAPE DRAWING	A-102 THIRD FLOOR PLAN
SITE DRAWINGS	A-009 RENDERING OBLIQUE AERIAL PERSPECTIVES	L-2.1 PROPOSED ROOF LANDSCAPING	A-103 FOURTH FLOOR PLAN
SURVEY	A-010 SETBACK ILLUSTRATION	E-0.1 SITE PHOTOMETRICS	A-104 FIFTH FLOOR PLAN
A-003 NEW SITE PLAN	A-011 SETBACK ILLUSTRATION		A-105 ROOF FLOOR PLAN
A-004 PARKING DETAILS	CIVIL DRAWINGS		A-106 ROOF PLAN
A-005 SIGNAGE DETAIL	C-1 EROSION AND SEDIMENT CONTROL PLAN		A-200 ELEVATION
FENCE AND HARDSCAPE PLAN	C-2 CIVIL PLAN		A-201 ELEVATION
PH PHOTOMETRICS OF SITE	C-3 CIVIL DETAILS		A-202 ELEVATION
	C-4 CIVIL DETAILS		A-203 ELEVATION
			A-204 EXTERIOR MATERIALS /COLORS
			A-300 BUILDING SECTIONS
			A-301 BUILDING SECTIONS
			A-302 BUILDING SECTIONS
			A-400 STAIR DETAILS
			A-401 GUARDRAIL DETAILS
			A-500 WINDOW DETAILS
			A-501 DOOR AND TYP WALL DETAILS

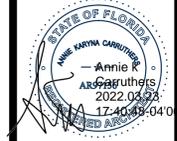
CITY OF FORT LAUDERDALE



**IN-SITE
DESIGN
GROUP LLC**

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-87159
This item has been digitally signed and sealed by
Annie Carruthers, architect on the date indicated
to the left. Printed copies of this document are
not considered signed and sealed and the
signature must be verified on any electronic
copies.

THESE DESIGNS AND DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF IN-SITE DESIGN
GROUP, LLC, AND MAY NOT BE REPRODUCED,
EXCEPT BY SPECIFIC WRITTEN CONSENT OF THE
COMPANY. THE CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS OF THE JOB AND BE
RESPONSIBLE FOR SAME. REPORTING ANY
DISCREPANCIES TO THE ARCHITECT BEFORE
COMMENCEMENT OF WORK. DRAWINGS ARE
NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL
CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDR-S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

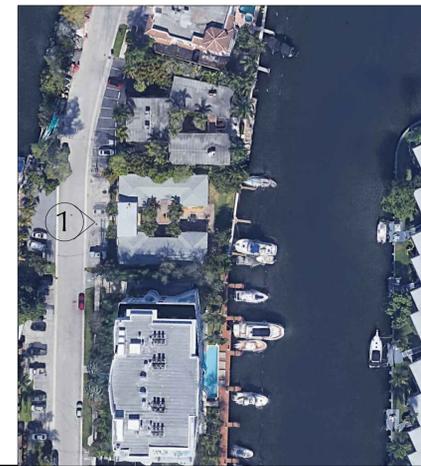
DATE OF ISSUE
MAR-23-2022

DRAWING NAME

RENDERING

SHEET

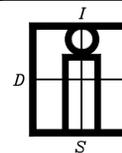
A-006



1 ARTISTS RENDERING/ PROPOSED STREET LEVEL PERSEPECTIVE FRONT



1 ARTISTS RENDERING/ PROPOSED DOCK LEVEL PERSEPECTIVE REAR



**IN-SITE
DESIGN
GROUP LLC**

1546 JACKSON STREET
HOLLYWOOD, FL 33020
A.A.26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL

STATE OF FLORIDA LICENSE No. AR-87158
This item has been digitally signed and sealed by
Annie Carruthers, architect on the date indicated
to the end. Printed copies of this document are
not considered signed and sealed and the
signature must be verified on any electronic
copies.

THESE DESIGNS AND DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF IN-SITE DESIGN
GROUP, LLC AND MAY NOT BE REPRODUCED
EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE
COMPANY. THE CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS OF THE JOB AND BE
RESPONSIBLE FOR SAME. ARCHITECTS ARE
DISPENSABLE TO THE ARCHITECTS BEFORE
CONSTRUCTION OF WORK. DRAWINGS ARE
NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL
CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION

SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDP-521050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

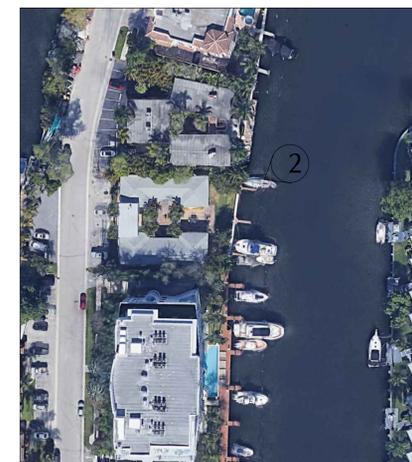
DATE OF ISSUE
MAR-23-2022

DRAWING NAME

RENDERING

SHEET

A-007

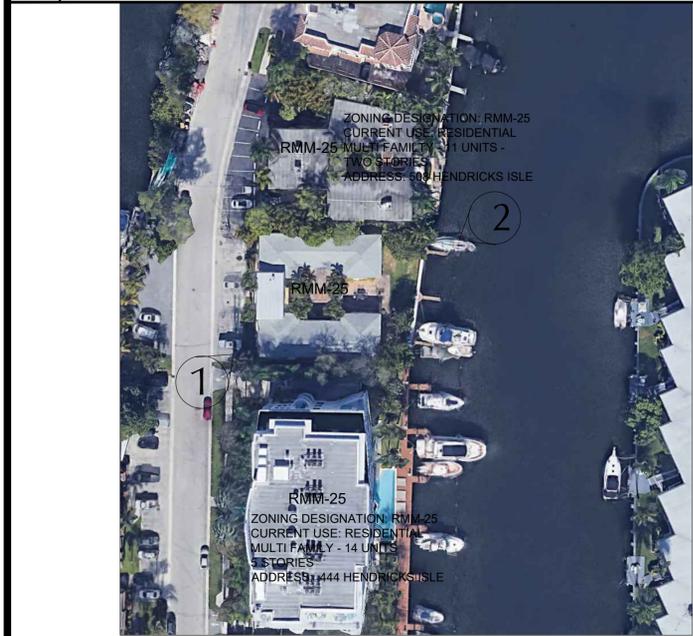




1 ARTISTS RENDERING/ OBLIQUE ARIAL PERSPECTIVE OF FRONT



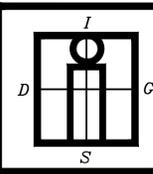
2 ARTISTS RENDERING/ OBLIQUE ARIAL PERSPECTIVE OF REAR



3 CONTEXT SITE PLAN ARIAL



4 PEDESTRIAN VIEW OF GROUND FLOOR SHOWING TRANSPARENCY AND ACTIVATED AREAS



**IN-SITE
DESIGN
GROUP LLC**

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL

STATE OF FLORIDA LICENSE NO. AR-87159
This item has been digitally signed and sealed by
Annie Carruthers, architect on the date indicated
to the seal. Printed copies of this document are
not considered signed and sealed and the
signature must be verified on any electronic
copies.

THESE DESIGNS AND DRAWINGS ARE THE
COMPRISED PROPERTY OF INSITE DESIGN
GROUP, LLC, AND MAY NOT BE REPRODUCED
EXCEPT BY SPECIFIC WRITTEN CONSENT OF THE
COMPANY. THE CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS OF THE JOB AND BE
RESPONSIBLE FOR SAME. REPORTING ANY
DISCREPANCIES TO THE ARCHITECT BEFORE
COMMENCEMENT OF WORK. DRAWINGS ARE
NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL
CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

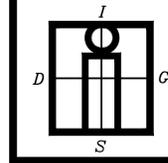
DATE OF ISSUE
MAR-23-2022

DRAWING NAME

RENDERING

SHEET

A-009



**IN-SITE
DESIGN
GROUP LLC**

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-87159
This item has been digitally signed and sealed by
Annie Carruthers, Architect on the date indicated
to the left. Printed copies of this document are
not considered signed and sealed and the
signature must be verified on any electronic
copies.

THESE DESIGNS AND DRAWINGS ARE THE
COPYRIGHTED PROPERTY OF INSITE DESIGN
GROUP, LLC AND MAY NOT BE REPRODUCED,
COPIED, OR SPECIFIC WRITTEN CONSENT OF THE
COMPANY. THE CONTRACTOR MUST CHECK AND
VERIFY ALL DIMENSIONS OF THE JOB AND BE
RESPONSIBLE FOR SAME. REPORTING ANY
DISCREPANCIES TO THE ARCHITECT BEFORE
COMMENCEMENT OF WORK. DRAWINGS ARE
NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL
CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDR-S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

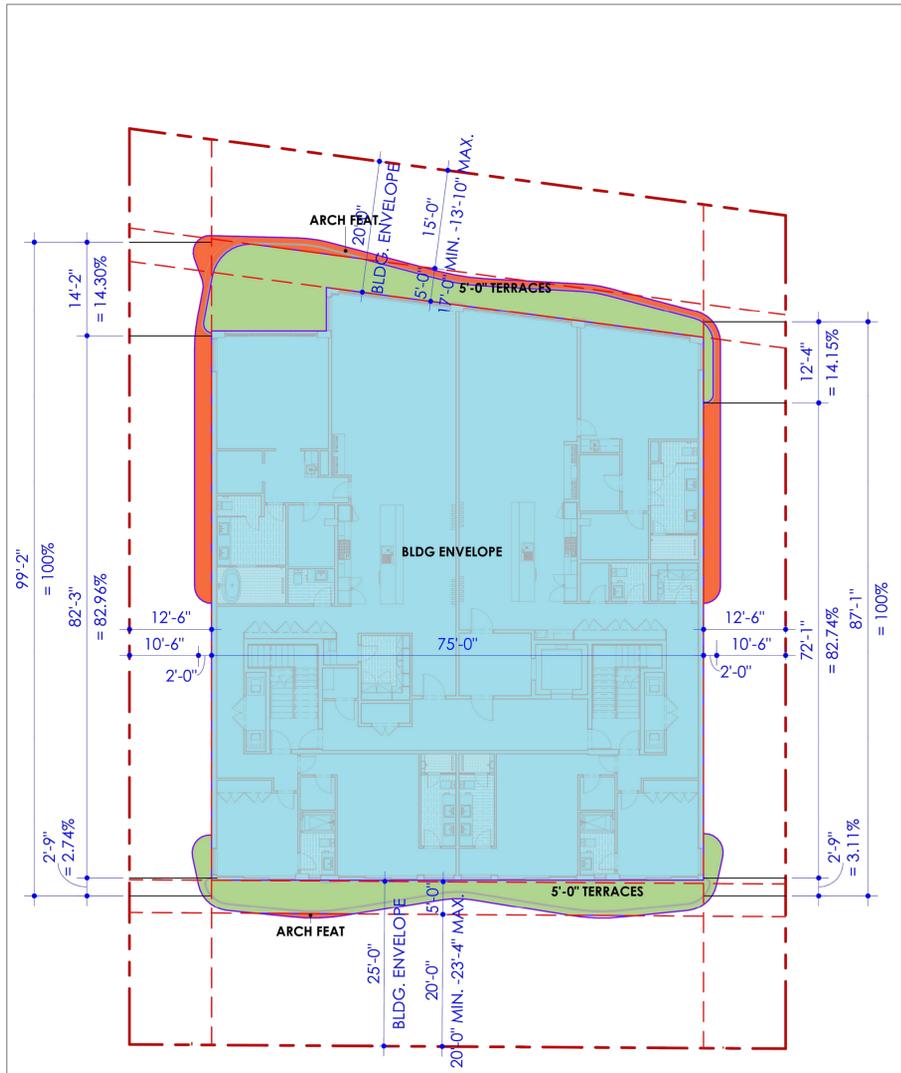
DATE OF ISSUE
MAR-23-2022

DRAWING NAME

ILLUSTRATION

SHEET

A-010



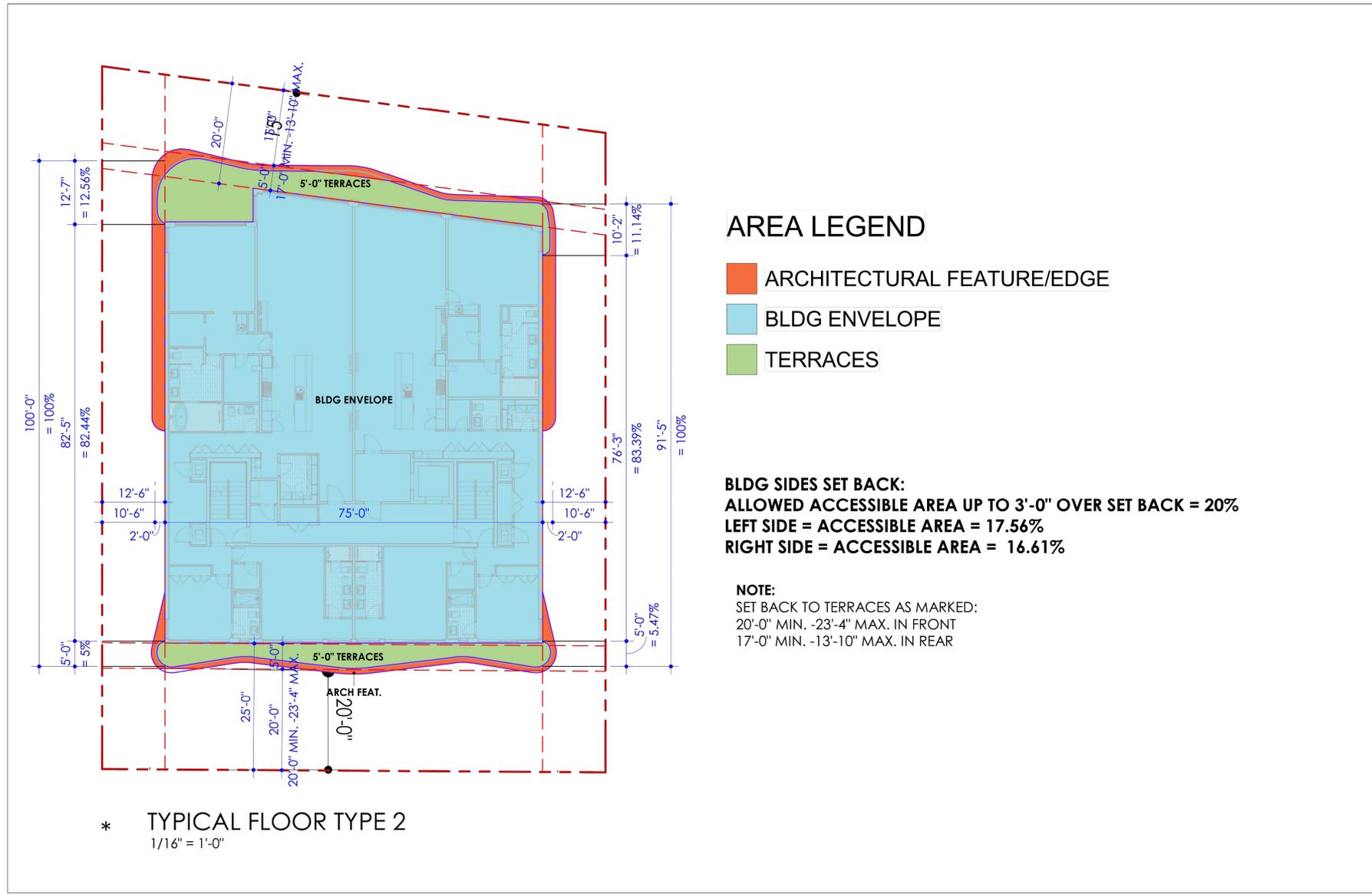
* TYPICAL FLOOR TYPE 1
1/16" = 1'-0"

AREA LEGEND

- ARCHITECTURAL FEATURE/EDGE
- BLDG ENVELOPE
- TERRACES

BLDG SIDES SET BACK:
ALLOWED ACCESSIBLE AREA UP TO 3'-0" OVER SET BACK = 20%
LEFT SIDE = ACCESSIBLE AREA = 17.56%
RIGHT SIDE = ACCESSIBLE AREA = 16.61%

NOTE:
SET BACK TO TERRACES AS MARKED:
20'-0" MIN. -23'-4" MAX. IN FRONT
17'-0" MIN. -13'-10" MAX. IN REAR



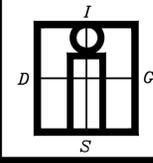
* TYPICAL FLOOR TYPE 2
1/16" = 1'-0"

AREA LEGEND

- ARCHITECTURAL FEATURE/EDGE
- BLDG ENVELOPE
- TERRACES

BLDG SIDES SET BACK:
ALLOWED ACCESSIBLE AREA UP TO 3'-0" OVER SET BACK = 20%
LEFT SIDE = ACCESSIBLE AREA = 17.56%
RIGHT SIDE = ACCESSIBLE AREA = 16.61%

NOTE:
 SET BACK TO TERRACES AS MARKED:
 20'-0" MIN. -23'-4" MAX. IN FRONT
 17'-0" MIN. -13'-10" MAX. IN REAR



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
 HOLLYWOOD, FL 33020
 AA26001758
 WWW.IN-SITEDESIGNGROUP.COM
 954 921 5333

ANNIE K. CARRUTHERS
 ARCHITECT



SEAL
 STATE OF FLORIDA LICENSE No. AR-87159
 This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC AND MAY NOT BE REPRODUCED, EXCEPT WITH WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
 7 UNIT RESIDENTIAL CONDO

ADDRESS:
 500 HENDRICKS ISLE
 FT LAUDERDALE, FL

DISTRIBUTION
 SEPT-2021
 DESIGN DEVELOPMENT APPROVAL
 OCT-22-2021
 DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
 CASE NUMBER UDR-S21050
 FEB-2-2022/ MAR-2-2022
 COMMENT RESPONSES

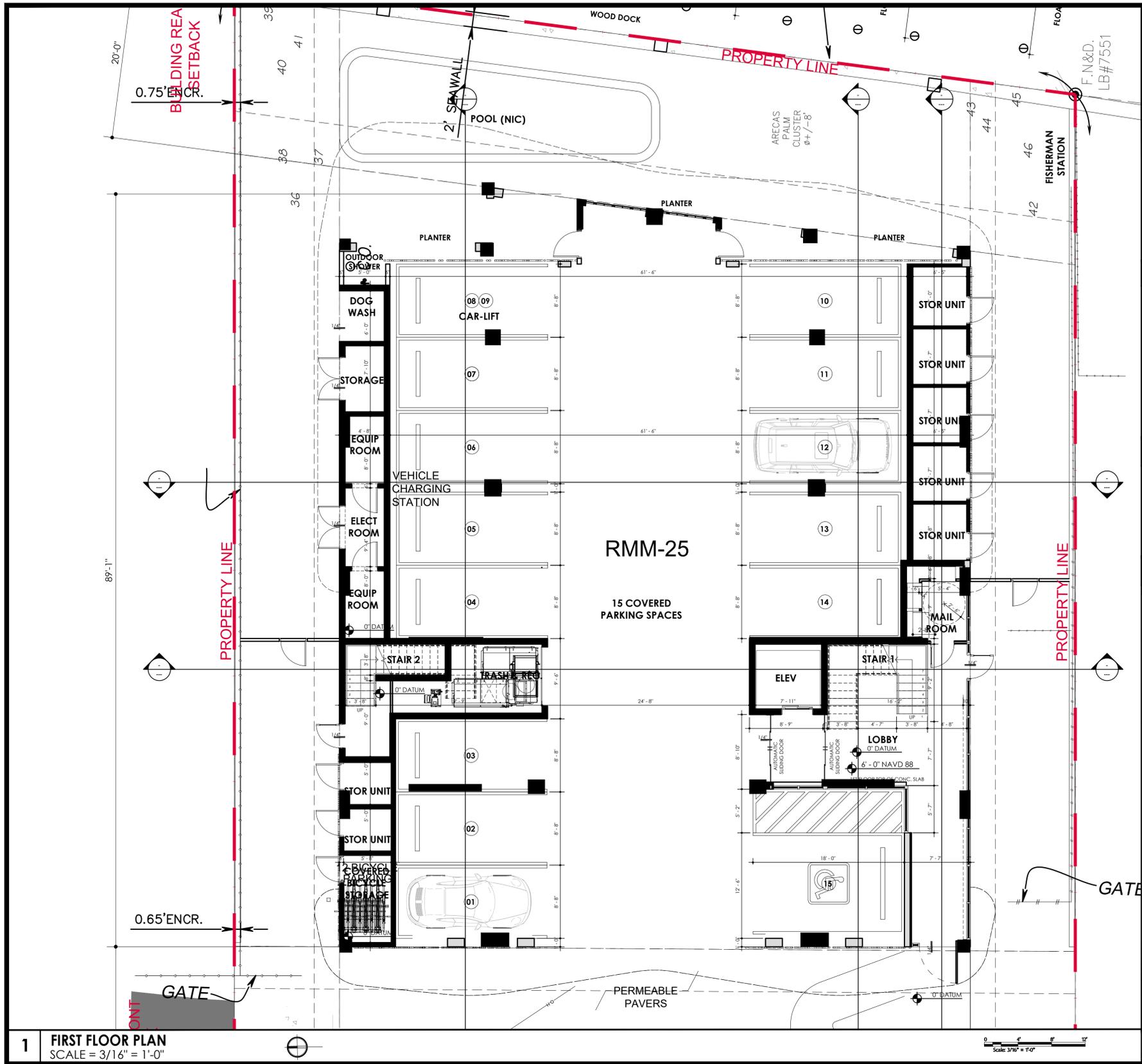
DATE OF ISSUE
 MAR-23-2022

DRAWING NAME

ILLUSTRATION

SHEET

A-011



1 FIRST FLOOR PLAN
SCALE = 3/16" = 1'-0"

MIN REG: BFE = +5'-0" NGVD PLUS ONE FOOT = +6'-0" NGVD PROPOSED; DFE = +6'-0" NGVD +0'-0" = DATUM = TOP OF FIRST FLOOR LIVING CONC SLAB

2 SLAB NOTES

NOTES TO BUILDER:
ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 7TH ED AND 2020 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C. R303.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED W/OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS W/WALL TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL 6 SHEET A-5.1

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

3 GENERAL NOTES

FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL 10 SHIT A-5.3

SEE PLUMB SHT. (TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.

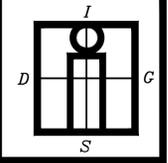
ONE BATHROOM SHALL COMPLY WITH FBC R320.1.1 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

4 FIXTURE/BATH NOTES

HENDRICKS ISLE SQ FT CALCULATION			
ROOM NAME	COMMON AREAS	COVERED TERRACES	A/C SALEABLE FLOOR AREA/ UNIT
FIRST FLOOR			
1st FLOOR A/C LOBBY AND MAIL ROOM	480.18		
COVERED PARKING	4,551.96		
STAIRS, ELEVATOR AND TRASH ROOM	447.23		
UNIT STORAGE AND BIKE PARKING	504.98		
EQUIPMENT ROOMS	160.29		
COVERED AREA	267.36		
SECOND FLOOR			
UNIT 2N			2,898.93
UNIT 2N TERRACE		493.2	
UNIT 2S			2,793.06
UNIT 2S TERRACE		322.02	
SEMI PRIVATE LOBBY AND ELECTRICAL RM	334.72		
STAIR, ELEVATOR AND TRASH CHUTE	386.92		
THIRD FLOOR			
UNIT 3N			2,898.92
UNIT 3N TERRACE		490.54	
UNIT 3S			2,807.60
UNIT 3S TERRACE		335.5	
SEMI PRIVATE LOBBY AND ELECTRICAL RM	334.72		
STAIR, ELEVATOR AND TRASH CHUTE	371.64		
FOURTH FLOOR			
UNIT 4N			2,898.93
UNIT 4N TERRACE		493.2	
UNIT 4S			2,807.60
UNIT 4S TERRACE		322.02	
SEMI PRIVATE LOBBY AND ELECTRICAL RM	334.72		
STAIR, ELEVATOR AND TRASH CHUTE	371.64		
FIFTH FLOOR			
UNIT PH			5,423.38
UNIT PH TERRACE		772.13	
FITNESS CENTER			886.43
SEMI PRIVATE LOBBY AND ELECTRICAL RM	317.33		
STAIR, ELEVATOR AND TRASH CHUTE	371.64		
ROOF			
ROOF ACCESSIBLE AREA	5,858.04		
STAIR AND ELEVATOR	337.59		
COMMON AREAS SUBTOTAL		15,165.60	
COVERED TERRACES SUBTOTAL			3,228.61
SALEABLE FLOOR AREA/UNIT SUBTOTAL			23,414.85
GROSS TOTAL BUILDING			41,809.06

5 AREA CALCULATIONS



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



STATE OF FLORIDA LICENSE No. AR-87185
This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED, COPIED, OR SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

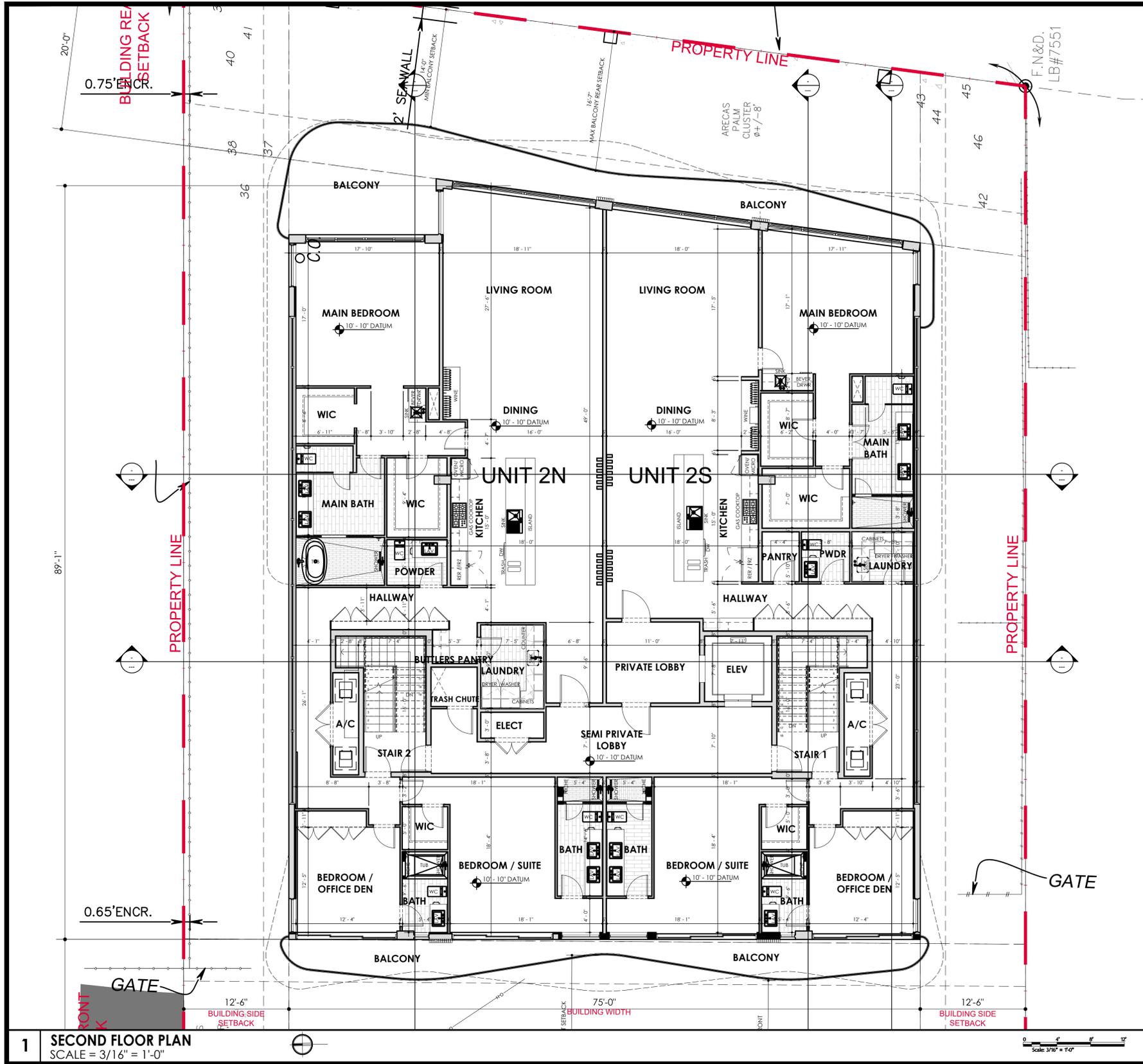
DATE OF ISSUE
MAR-23-2022

DRAWING NAME

FIRST FLOOR PLAN

SHEET

A-106



MIN REQ. BFE = +5'-0" NGVD PLUS ONE FOOT = +6'-0" NGVD PROPOSED; DFE = +6'-0" NGVD = 0'-0" = DATUM = TOP OF FIRST FLOOR LIVING CONC SLAB

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

2 SLAB NOTES

NOTES TO BUILDER:
 ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 7TH ED AND 2020 FLORIDA BUILDING CODE RESIDENTIAL (TYP)
 LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C. R303.
 OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED WITH OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS WITH TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN. OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.
 EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL 6 SHEET A-5.1
 GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ELECTRIC CAR CHARGING STATION, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND LED LIGHTS, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

3 GENERAL NOTES

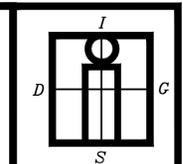
FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL TO SHT A-5.5
 SEE PLUMB SHT (TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
 ONE BATHROOM SHALL COMPLY WITH FBC R320.1.1 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

4 FIXTURE/BATH NOTES

5 AREA CALCULATIONS

SECOND FLOOR			
UNIT 2N			2,898.93
UNIT 2N TERRACE		493.2	
UNIT 2S			2,793.06
UNIT 2S TERRACE		322.02	
SEMI PRIVATE LOBBY AND ELECTRICAL RM	334.72		
STAIR, ELEVATOR AND TRASH CHUTE	386.92		



IN-SITE DESIGN GROUP LLC
 1546 JACKSON STREET
 HOLLYWOOD, FL 33020
 AA26001758
 WWW.IN-SITEDESIGNGROUP.COM
 954 921 5333

ANNIE K. CARRUTHERS
 ARCHITECT

STATE OF FLORIDA
 ANNE K. CARRUTHERS
 ARCHITECT
 2022.03.23
 17-4669-040

SEAL
 STATE OF FLORIDA LICENSE NO. AR-87159
 This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the right. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
 7 UNIT RESIDENTIAL CONDO

ADDRESS:
 500 HENDRICKS ISLE
 FT LAUDERDALE, FL

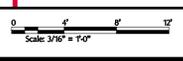
DISTRIBUTION
 SEPT-2021
 DESIGN DEVELOPMENT APPROVAL
 OCT-22-2021
 DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
 CASE NUMBER UDR S21050
 FEB-2-2022/ MAR-2-2022
 COMMENT RESPONSES

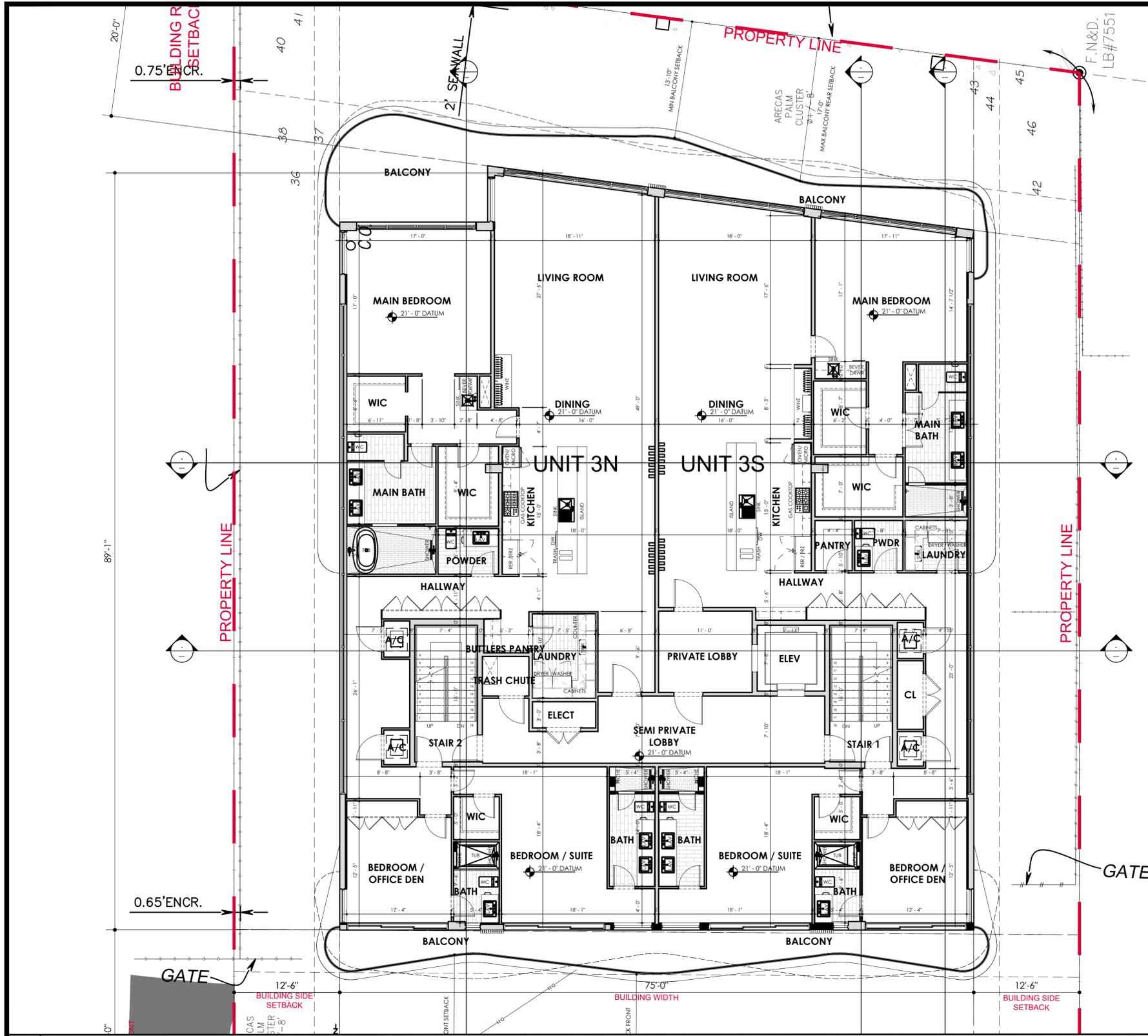
DATE OF ISSUE
 MAR-23-2022

DRAWING NAME
SECOND FLOOR PLAN

SHEET
A-107

1 SECOND FLOOR PLAN
 SCALE = 3/16" = 1'-0"





1 THIRD FLOOR PLAN
SCALE = 3/16" = 1'-0"

MIN REQ. BFE = +5'-0" NGVD PLUS ONE FOOT = +6'-0" NGVD PROPOSED; DFE = +6'-0" NGVD +0'-0" = DATUM = TOP OF FIRST FLOOR LIVING CONC SLAB

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

2 SLAB NOTES

NOTES TO BUILDER:
ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 7TH ED AND 2020 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C. R303.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED WITHINER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS WITH ALL TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN. OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL 6 SHEET A-5.1

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

3 GENERAL NOTES

FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND CH27. SEE DETAIL 10 SHT A-5.5

SEE PLUMB SHT (TYP) ALL BATHS FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.

ONE BATHROOM SHALL COMPLY WITH FBC R320.1.1 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

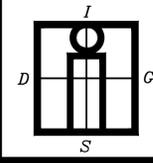
ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

4 FIXTURE/BATH NOTES

THIRD FLOOR

UNIT 3N		2,898.92
UNIT 3N TERRACE	490.54	
UNIT 3S		2,807.60
UNIT 3S TERRACE	335.5	
SEMI PRIVATE LOBBY AND ELECTRICAL RM	334.72	
STAIR, ELEVATOR AND TRASH CHUTE	371.64	

5 AREA CALCULATIONS



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



STATE OF FLORIDA LICENSE NO. AR-871959
This item has been digitally signed and sealed by Annie Carruthers, architect or the date indicated to the not printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IN-SITE DESIGN GROUP, LLC.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

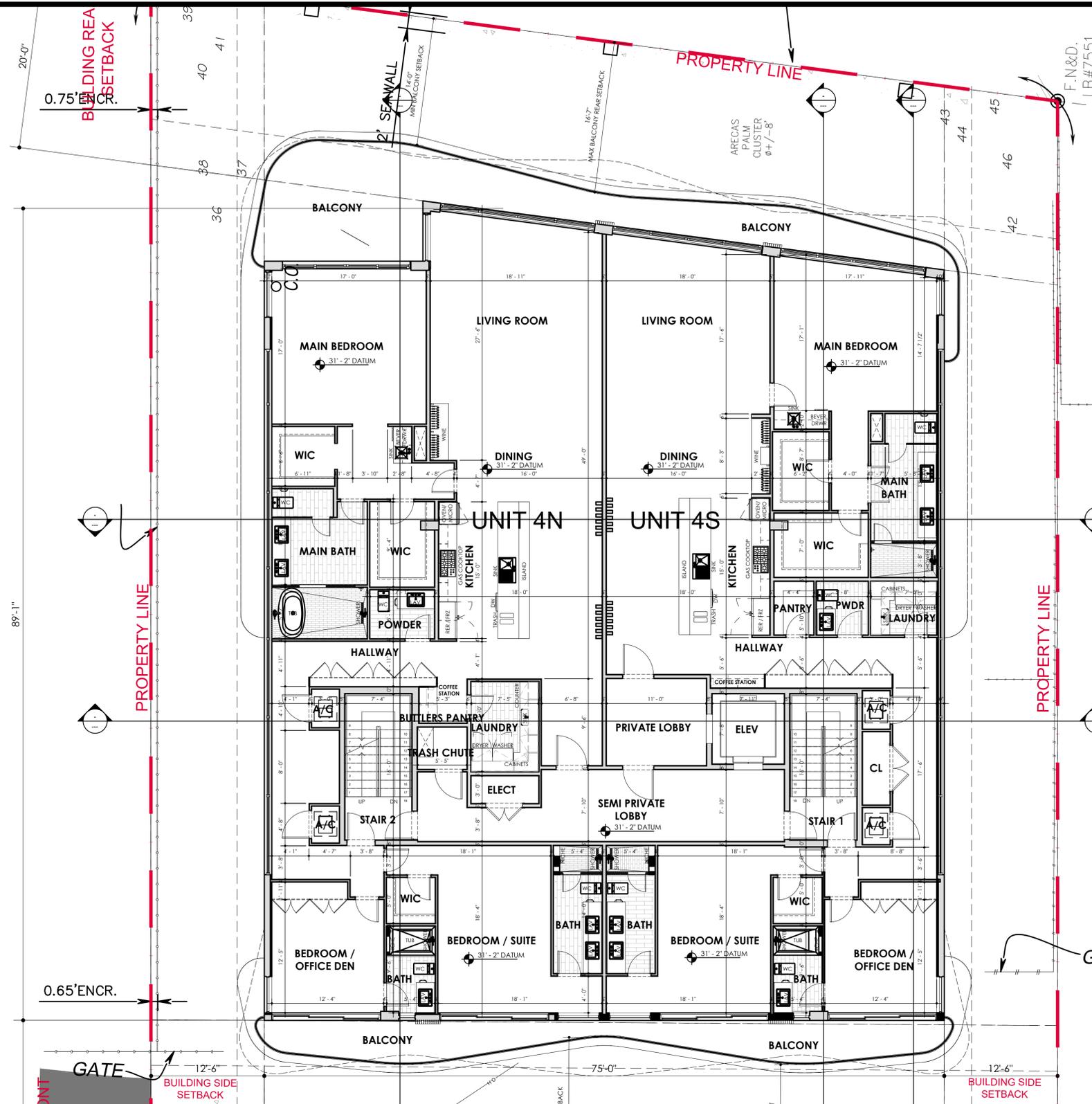
DATE OF ISSUE
MAR-23-2022

DRAWING NAME

THIRD FLOOR PLAN

SHEET

A-108



MIN REQ: BFE = +5'-0" NGVD PLUS ONE FOOT = +6'-0" NGVD PROPOSED; DFE = +6'-0" NGVD = 0'-0" = DATUM = TOP OF FIRST FLOOR LIVING CONC SLAB

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

2 SLAB NOTES

NOTES TO BUILDER:
ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 7TH ED AND 2020 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C. R303.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED WITH OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS WITH TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY W/ F.B.C. SECT R310(TYP) SEE DETAIL & SHEET A-5.1

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

3 GENERAL NOTES

FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE W/R307 AND SCH27. SEE DETAIL TO SHT A-5.5

FLOOR FINISH (TYP ALL BATHS) FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE R307.1 AND USE CEMENT BOARD.

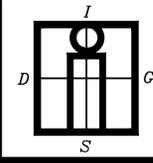
ONE BATHROOM SHALL COMPLY WITH FBC R320.1.1 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

4 FIXTURE/BATH NOTES

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

5 AREA CALCULATIONS

FOURTH FLOOR			
UNIT 4N			2,898.93
UNIT 4N TERRACE		493.2	
UNIT 4S			2,807.60
UNIT 4S TERRACE		322.02	
SEMI PRIVATE LOBBY AND ELECTRICAL RM	334.72		
STAIR, ELEVATOR AND TRASH CHUTE		371.64	



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



STATE OF FLORIDA LICENSE No. AR-87189
This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the right. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

DATE OF ISSUE
MAR-23-2022

DRAWING NAME

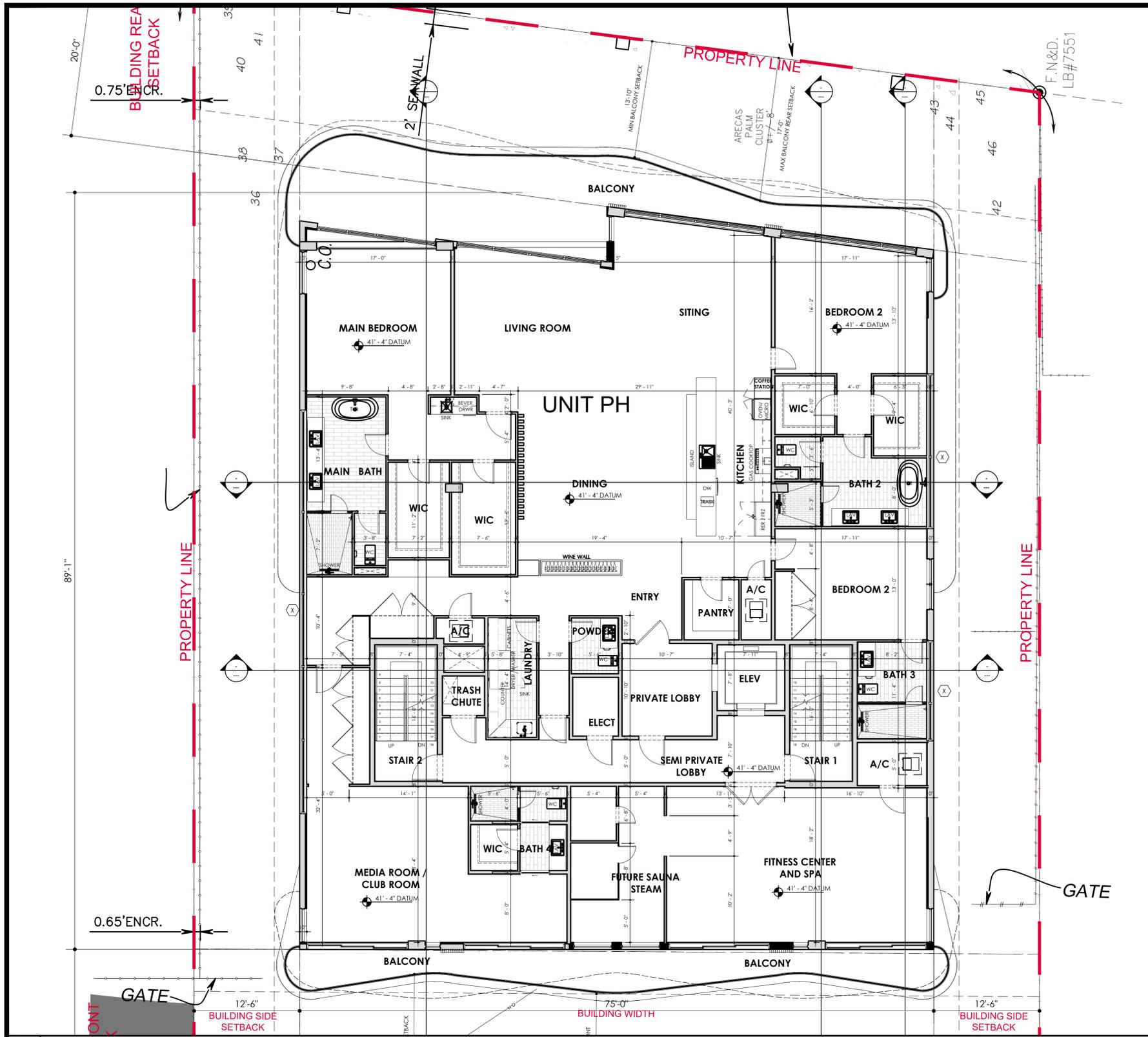
FOURTH FLOOR PLAN

SHEET

A-109

1 FOURTH FLOOR PLAN
SCALE = 3/16" = 1'-0"





1 FIFTH FLOOR PLAN - PENTHOUSE
SCALE = 3/16" = 1'-0"

MIN REQ. BE = +5'-0" NGVD PLUS ONE FOOT = +6'-0" NGVD PROPOSED; DFE = +6'-0" NGVD = 0'-0" = DATUM = TOP OF FIRST FLOOR LIVING CONC SLAB

ALL ELEVATIONS NOTED ARE FROM THE TOP OF CONCRETE SLAB. DATUM REFERS TO THE ENCLOSED FIRST FLOOR LIVING AREA TOP OF SLAB.

2 SLAB NOTES

NOTES TO BUILDER:
ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 7TH ED AND 2020 FLORIDA BUILDING CODE RESIDENTIAL (TYP)

LIGHT AND VENTILATION HAVE BEEN PROVIDED TO ALL LIVING AND SLEEPING AREAS BY MEANS OF WINDOWS, DOORS & TRANSPARENT PANELS IN EXTERIOR WALLS W/ A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF THESE ROOMS AS PER F.B.C. R303.

OWNER TO SELECT ALL APPLIANCES FINISHES AND FIXTURES. ITEMS NOTED ARE SUGGESTED AND SHOULD BE CONFIRMED WITH OWNER PRIOR TO PURCHASE OR INSTALLATION (TYP). CONTRACTOR TO COORDINATE FINAL APPLIANCE LAYOUT & SELECTIONS WITH TRADES PRIOR TO ROUGH IN. CONTRACTOR TO VERIFY A MIN OF 40" FINISHED CLEARANCE IS MAINTAINED AS ACCESSIBLE ROUTE.

EXTERIOR DOORS AND WINDOWS LABELED EMERGENCY ESCAPE AND RESCUE MUST COMPLY WITH F.B.C. SECT R310(TYP) SEE DETAIL 6 SHEET A-5.1

GREEN TECHNOLOGIES WILL BE UTILIZED WHEREVER POSSIBLE INCLUDING BUT, NOT LIMITED TO, ENERGY STAR APPLIANCES, TANKLESS HEATERS, UPGRADED WINDOWS, MECHANICAL SYSTEMS AND INSULATION, LOW FLOW WATER EFFICIENT FIXTURES, ENERGY EFFICIENT LIGHTING AND NO V.O.C. PAINTS.

3 GENERAL NOTES

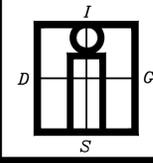
FIXTURE CLEARANCE REQ. W.C. MIN 15 IN FROM C.L. TO SIDE WALL AND FIXTURES. MIN 21 IN. FRONT CLEARANCE FOR W.C. AND LAVS. 30 IN X 30 IN MIN SHOWER DIM. 24 IN CLEAR IN FRONT OF OPENING IN ACCORDANCE WITH R307 AND CH27. SEE DETAIL TO SHT A-5.5
SEE PLUMB SHT (TYP) ALL BATHS FLOORING TO BE NON SLIP SURFACE (TYP) BATHROOM FIXTURES SHALL BE INSTALLED AS PER FIGURE FBC R307.1 AND USE CEMENT BOARD.
ONE BATHROOM SHALL COMPLY WITH FBC R320.1.1 ONE BATHROOM ON GROUND FLOOR SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 29 INCHES.

ALL SHOWER ENCLOSURES TO BE FRAMELESS SHOWER ENCLOSURE TO BE CAT II SAFETY TEMP GLASS. 22" MIN CLEAR ACCESS TYP

4 FIXTURE/BATH NOTES

FIFTH FLOOR			
UNIT PH			5,423.38
UNIT PH TERRACE		772.13	
FITNESS CENTER			886.43
SEMI PRIVATE LOBBY AND ELECTRICAL RM	317.33		
STAIR, ELEVATOR AND TRASH CHUTE	371.64		

3 AREA CALCULATIONS



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-87189
This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the right. Printed copies of this document are not considered signed and sealed until the signature is verified on any electronic device.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

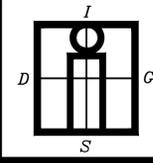
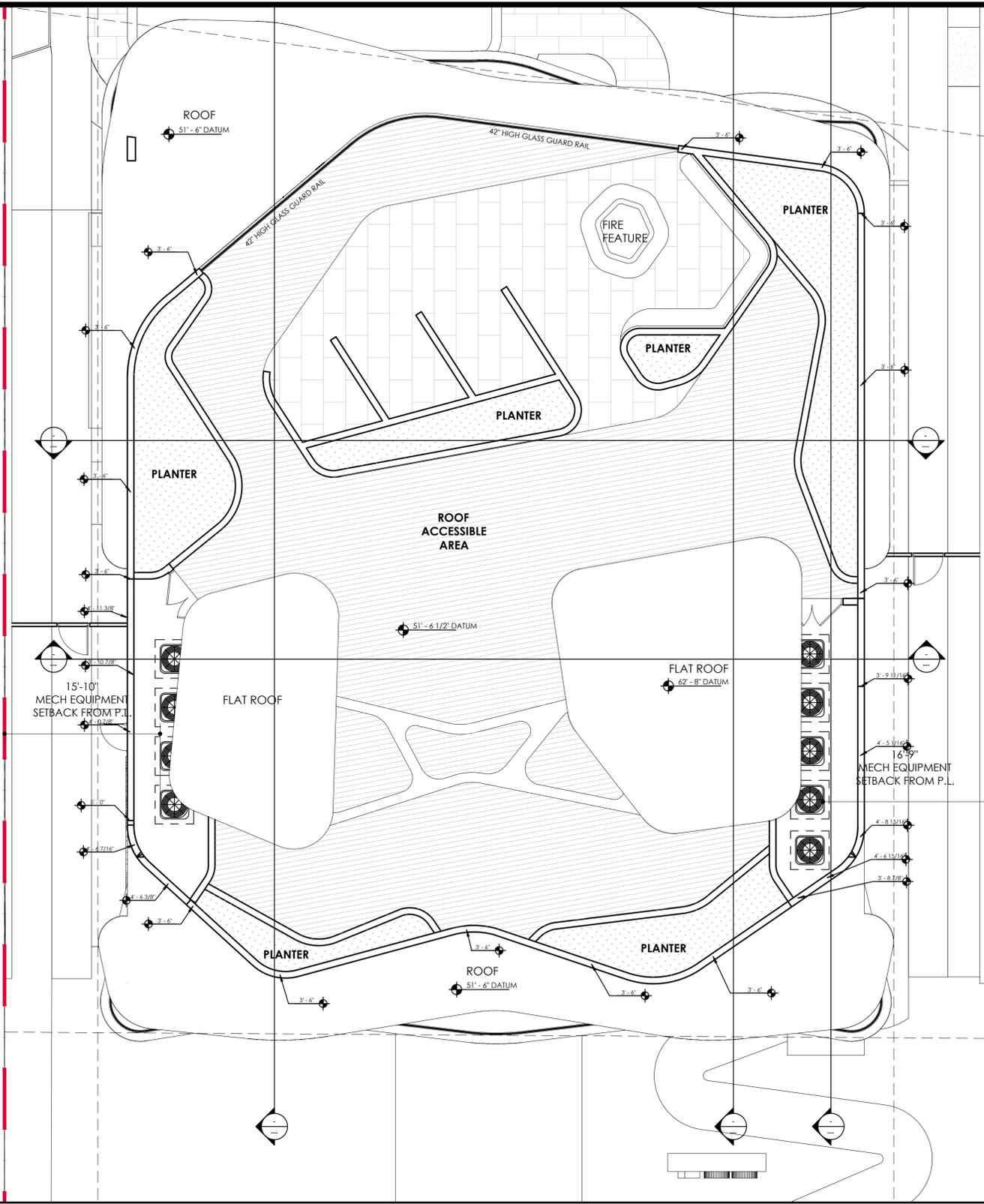
DATE OF ISSUE
MAR-23-2022

DRAWING NAME

FIFTH FLOOR PLAN

SHEET

A-110



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
 HOLLYWOOD, FL 33020
 AA26001758
 WWW.INSITEDESIGNGROUP.COM
 954 921 5333

ANNIE K. CARRUTHERS
 ARCHITECT



SEAL
 STATE OF FLORIDA LICENSE No. AR-87159
 This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF INSITE DESIGN GROUP, LLC AND MAY NOT BE REPRODUCED, COPIED, OR SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
 7 UNIT RESIDENTIAL CONDO

ADDRESS:
 500 HENDRICKS ISLE
 FT LAUDERDALE, FL

DISTRIBUTION
 SEPT-2021
 DESIGN DEVELOPMENT APPROVAL
 OCT-22-2021
 DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
 CASE NUMBER UDR S21050
 FEB-2-2022/ MAR-2-2022
 COMMENT RESPONSES

DATE OF ISSUE
 MAR-23-2022

DRAWING NAME

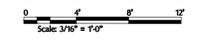
ROOF PLAN

SHEET

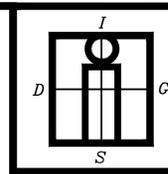
A-112

ROOF			
ROOF ACCESSIBLE AREA		5,858.04	
STAIR AND ELEVATOR		337.59	

1 ROOF PLAN
 SCALE = 3/16" = 1'-0"



3 AREA CALCULATIONS



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333



SEAL
STATE OF FLORIDA LICENSE NO. AR-07159
This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

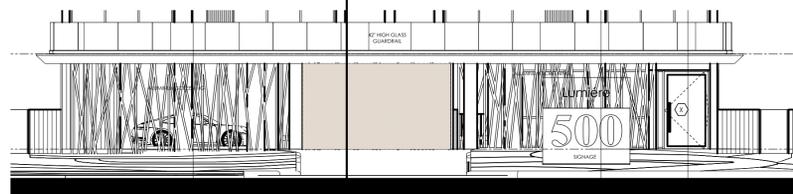
DATE OF ISSUE
MAR-23-2022

DRAWING NAME
ELEVATIONS

SHEET
A-200

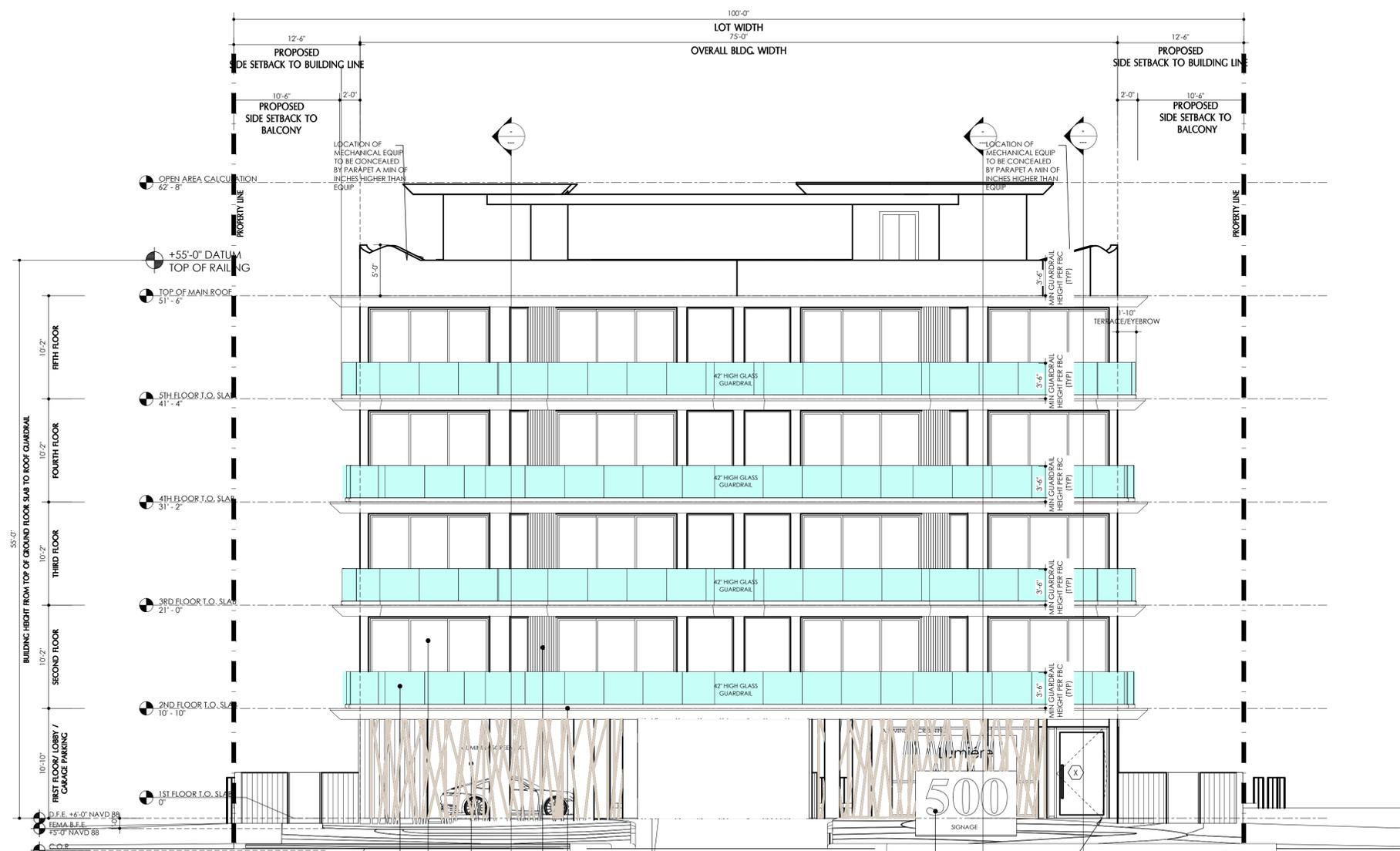
1. LAMINATED GLASS BALCONY RAILING SEE DETAILS SHEET A-400
2. IMPACT RESISTANT EXTERIOR WINDOW OR DOOR ALUMIN FRAME IN WHITE. ALL EXTERIOR OPENINGS TO BE IMPACT RATED TYP
3. ALUMIN DECORATIVE SCREENING
4. 5/8" SMOOTH FINISH STUCCO. STUCCO SHALL BE INSTALLED AS PER ASTM C926, EXCLUDING TABLE 4 (TYP). CONTRACTOR SHALL PROVIDE TWO ADDITIONAL FINISH OPTIONS 1. OPTION FOR HARDIE BOARD "HARDE PLANK" CEDAR MILL LAP TYPE SIDING WITH SIMULATED WOOD FINISH. EXTERIOR VENEER INSTALLED AS PER MANUF SPECS AND 2. AN OPTION FOR STUCCO BUILT UP AS SIMULATED LAP SIDING. ALL SIDING TO INCLUDE 4" TRIM AT WINDOWS, DOORS AND BUILDING CORNERS. THREE OPTIONS TOTAL FOR EXT FINISH.
5. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT. SEE SHEET A-005 FOR DETAILS
6. LINE OF CONCRETE SLAB.
7. SITE ADDRESS SHALL BE PROVIDED IN ACCORDANCE W/F.B.C.

2 ELEVATION KEYS



REAR ELEVATION TOTAL SF OF FACADE = 731 SF X 20% REQUIRED = 146 SF MIN REQUIRED 165 SF PROVIDED SF AREA SHADED

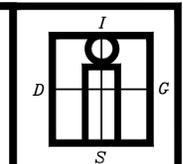
3 DIAGRAM OF PARKING FACADE OPEN



ONE FOOT FREEBOARD = 0'-0" DATUM = +6'-0" NAVD 88 = TOP OF FIRST FLOOR LOBBY CONC SLAB
D.F.E. = +6'-0" NAVD 88

1 FRONT ELEVATION WEST
SCALE = 3/16" = 1'-0"





1. LAMINATED GLASS BALCONY RAILING SEE DETAILS SHEET A-400
2. IMPACT RESISTANT EXTERIOR WINDOW OR DOOR ALUMINUM FRAME IN WHITE - ALL EXTERIOR OPENINGS TO BE IMPACT RATED TYP
3. ALUMINUM DECORATIVE SCREENING
4. 5/8" SMOOTH FINISH STUCCO. STUCCO SHALL BE INSTALLED AS PER ASTM C-928 EXCLUDING TABLE 4 (TYP). CONTRACTOR SHALL PROVIDE TWO ADDITIONAL FINISH OPTIONS: 1. OPTION FOR HARDIE BOARD "HARDIE PLANK" CEDAR MILL LAP TYPE SIDING WITH SIMULATED WOOD FINISH EXTERIOR VENEER INSTALLED AS PER MANUF. SPECS AND 2. AN OPTION FOR STUCCO BUILT UP AS SIMULATED LAP SIDING. ALL SIDING TO INCLUDE 4" TRIM AT WINDOWS, DOORS AND BUILDING CORNERS. THREE OPTIONS TOTAL FOR EXT. FINISH.
5. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT. SEE SHEET A-005 FOR DETAILS.
6. LINE OF CONCRETE SLAB
7. SITE ADDRESS SHALL BE PROVIDED IN ACCORDANCE W/F.B.C.

IN-SITE DESIGN GROUP LLC
 1546 JACKSON STREET
 HOLLYWOOD, FL 33020
 AA26001758
 WWW.IN-SITEDESIGNGROUP.COM
 954 921 5333

ANNIE K. CARRUTHERS
 ARCHITECT



SEAL
 STATE OF FLORIDA LICENSE NO. AR-87189
 This item has been digitally signed and sealed by Annie Carruthers, Architect on the date indicated to the left. Printed copies of this document are not considered signed and sealed until the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC, AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
 7 UNIT RESIDENTIAL CONDO

ADDRESS:
 500 HENDRICKS ISLE
 FT LAUDERDALE, FL

DISTRIBUTION
 SEPT-2021
 DESIGN DEVELOPMENT APPROVAL
 OCT-22-2021
 DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
 CASE NUMBER UDR S21050
 FEB-2-2022/ MAR-2-2022
 COMMENT RESPONSES

DATE OF ISSUE
 MAR-23-2022

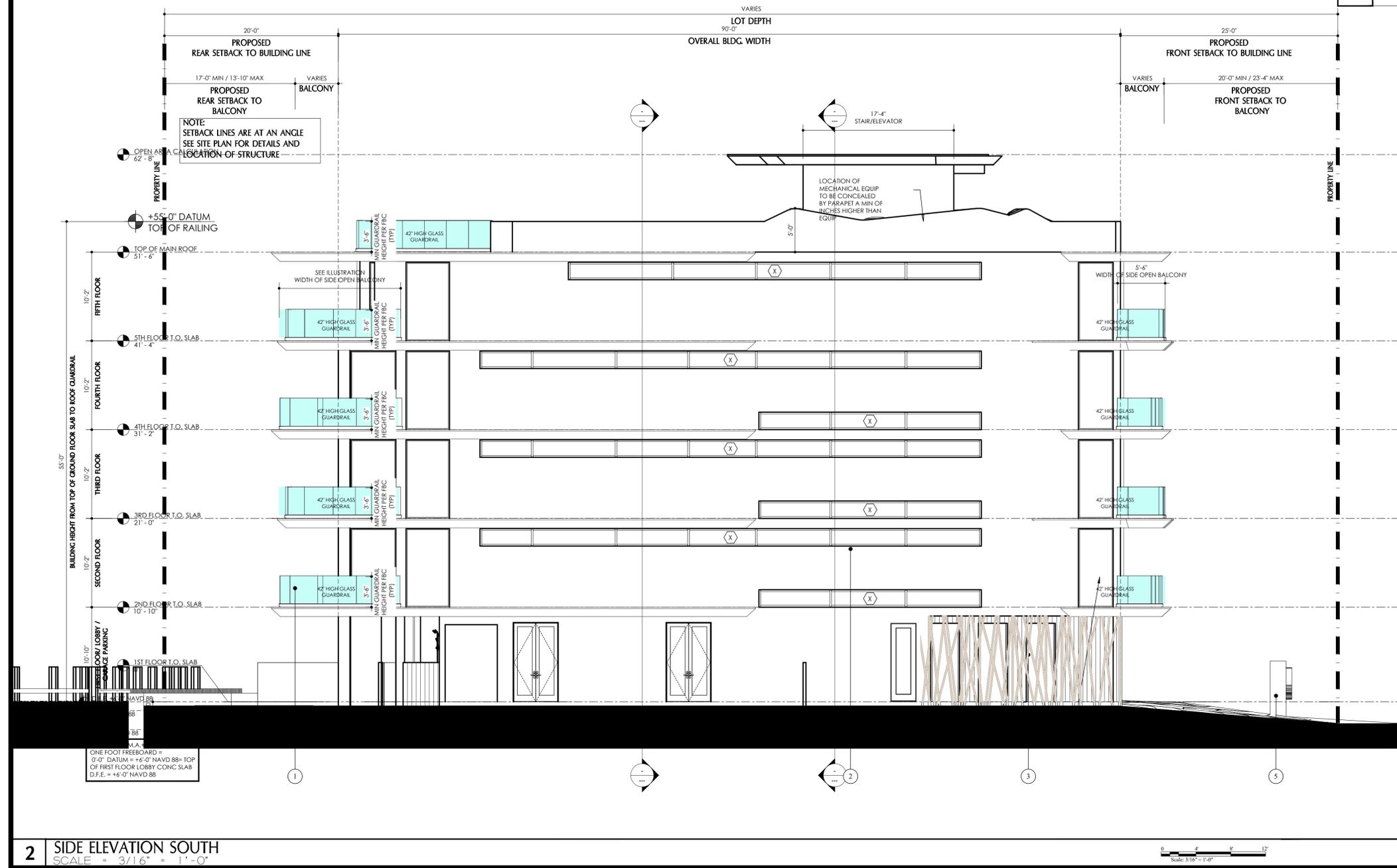
DRAWING NAME

ELEVATIONS

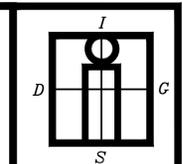
SHEET

A-201

2 ELEVATION KEYS



2 SIDE ELEVATION SOUTH
 SCALE = 3/16" = 1'-0"



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-07185
This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC, AND MAY NOT BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

DATE OF ISSUE
MAR-23-2022

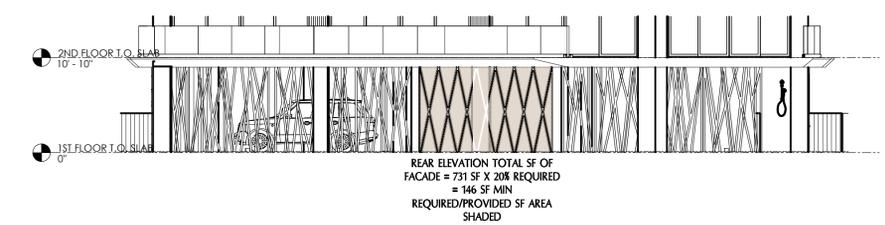
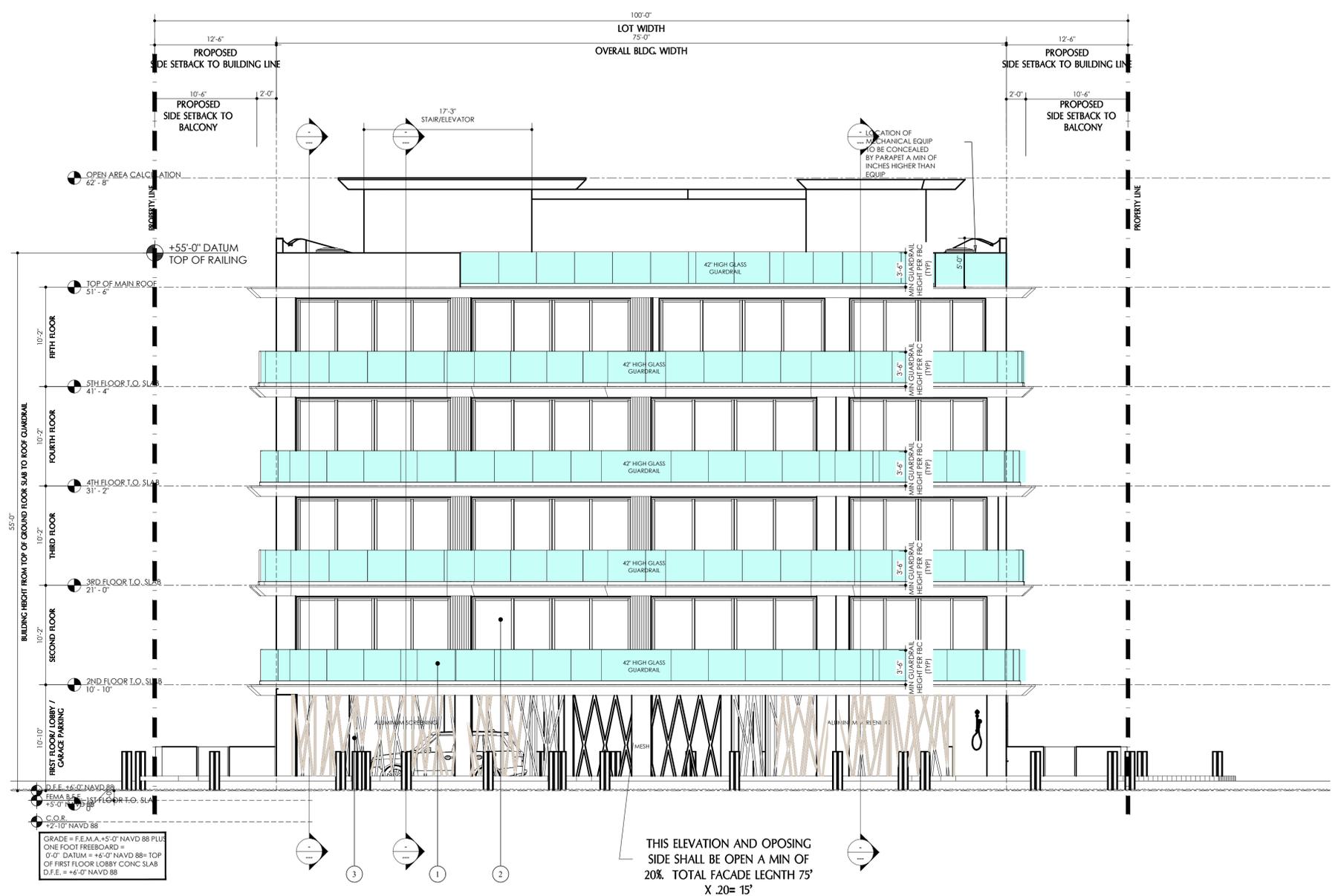
DRAWING NAME

ELEVATIONS

SHEET

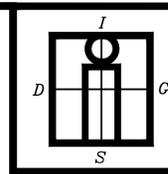
A-202

- 2 ELEVATION KEYS**
1. LAMINATED GLASS BALCONY RAILING SEE DETAILS SHEET A-400
 2. IMPACT RESISTANT EXTERIOR WINDOW OR DOOR ALUMINUM FRAME IN WHITE. ALL EXTERIOR OPENINGS TO BE IMPACT RATED TYP
 3. ALUMINUM DECORATIVE SCREENING
 4. 5/8" SMOOTH FINISH STUCCO. STUCCO SHALL BE INSTALLED AS PER ASTM C1326, EXCLUDING TABLE 4 (TYP). CONTRACTOR SHALL PROVIDE TWO ADDITIONAL FINISH OPTIONS: 1. OPTION FOR HARDIE BOARD "HARDBE PLANK" CEDAR MILL LAP TYPE SIDING WITH SIMULATED WOOD FINISH. EXTERIOR VENEER INSTALLED AS PER MANUF. SPECS AND 2. AN OPTION FOR STUCCO BUILT UP AS SIMULATED LAP SIDING. ALL SIDING TO INCLUDE 4" TRIM AT WINDOWS, DOORS AND BUILDING CORNERS. THREE OPTIONS TOTAL FOR EXT. FINISH.
 5. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT. SEE SHEET A-005 FOR DETAILS.
 6. LINE OF CONCRETE SLAB.
 7. SITE ADDRESS SHALL BE PROVIDED IN ACCORDANCE W/F.B.C.



1 REAR ELEVATION EAST
SCALE = 3/16" = 1'-0"

OPEN AREA CALCULATION/FACADE REAR



1. LAMINATED GLASS BALCONY RAILING SEE DETAILS SHEET A-400
2. IMPACT RESISTANT EXTERIOR WINDOW OR DOOR ALUMINUM FRAME IN WHITE. ALL EXTERIOR OPENINGS TO BE IMPACT RATED TYP.
3. ALUMINUM DECORATIVE SCREENING
4. 5/8" SMOOTH FINISH STUCCO. STUCCO SHALL BE INSTALLED AS PER ASTM C926 EXCLUDING TABLE 4. (TYP). CONTRACTOR SHALL PROVIDE TWO ADDITIONAL FINISH OPTIONS 1. OPTION FOR HARDIE BOARD "HARDIE PLANK" CEDAR HILL LAP TYPE SIDING WITH SIMULATED WOOD FINISH EXTERIOR VENEER INSTALLED AS PER MANUF SPECS AND 2. AN OPTION FOR STUCCO BUILT UP AS SIMULATED LAP SIDING. ALL SIDING TO INCLUDE 4" TRIM AT WINDOWS, DOORS AND BUILDING CORNERS. THREE OPTIONS TOTAL FOR EXT FINISH.
5. SIGNAGE BY OTHERS UNDER SEPARATE PERMIT. SEE SHEET A-005 FOR DETAILS.
6. LINE OF CONCRETE SLAB.
7. SITE ADDRESS SHALL BE PROVIDED IN ACCORDANCE W/F.B.C.

IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.IN-SITEDESIGNGROUP.COM
954 921 5333

ANNIE K. CARRUTHERS
ARCHITECT



SEAL
STATE OF FLORIDA LICENSE No. AR-97159
This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC AND MAY NOT BE REPRODUCED, COPIED, OR SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT
APPROVAL
OCT-22-2021
DEVELOPMENT REVIEW
COMMITTEE (DRC)
SUBMITTAL
CASE NUMBER UDR S21050
FEB-2-2022/ MAR-2-2022
COMMENT RESPONSES

DATE OF ISSUE
MAR-23-2022

DRAWING NAME

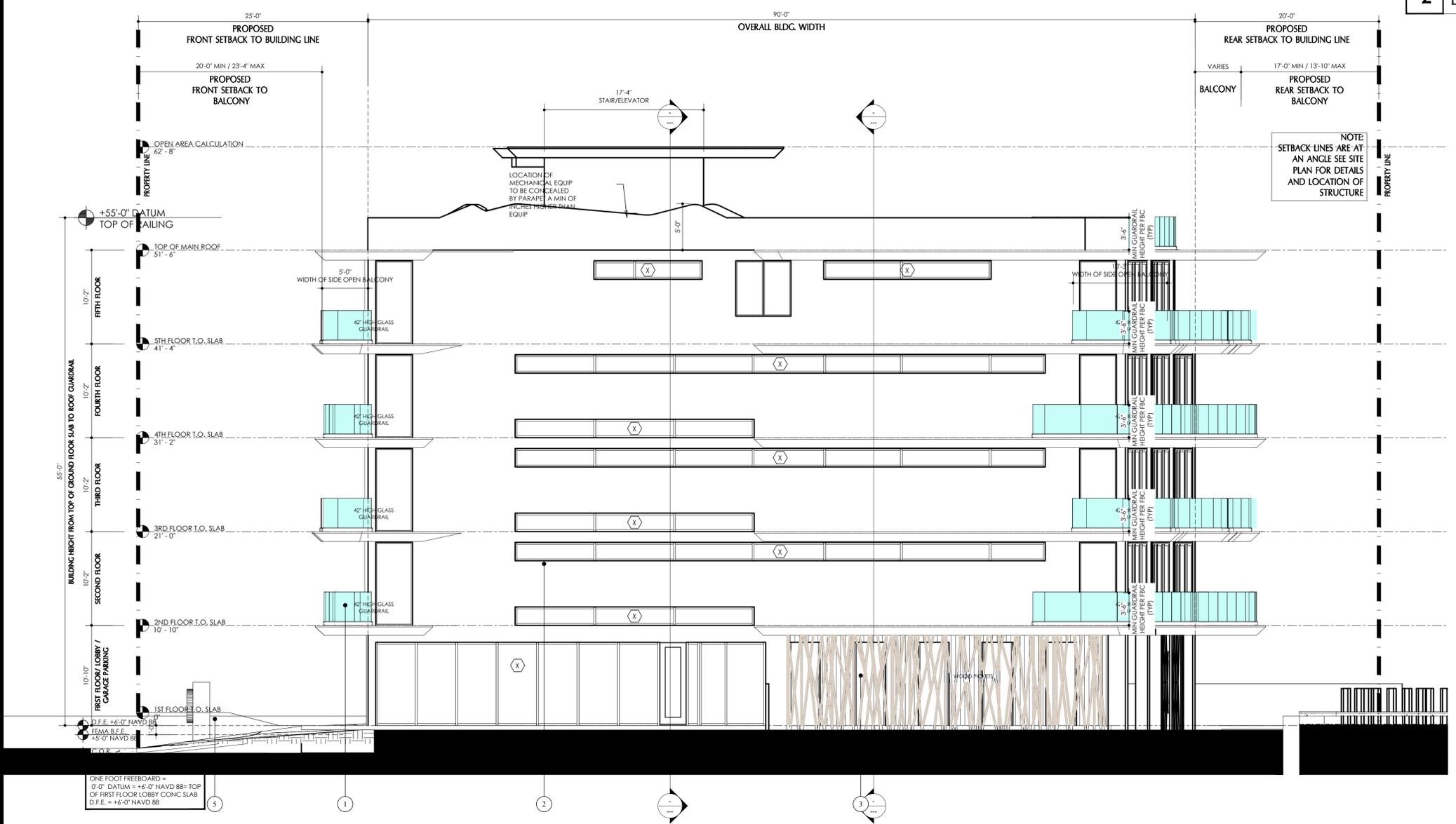
ELEVATIONS

SHEET

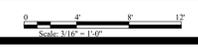
A-203

NOTE
SETBACK LINES ARE AT AN ANGLE
SEE SITE PLAN FOR DETAILS AND
LOCATION OF STRUCTURE

NOTE
SETBACK LINES ARE AT
AN ANGLE SEE SITE
PLAN FOR DETAILS
AND LOCATION OF
STRUCTURE



2 SIDE ELEVATION SOUTH
SCALE = 3/16" = 1'-0"



PROJECT: LUMIERE CONDOMINIUM
 500 HENDRICKS ISLE,
 FORT LAUDERDALE, FL 33301

PROPOSED MATERIALS & FINISHES

IN-SITE DESIGN GROUP
 ARCHITECTS
 1249 JACKSON STREET
 HOLLYWOOD, FL 33020
 954-921-5333
 WWW.INSITEDESIGNGROUP.COM



STUCCO - SW 7008 ALABASTER

ES WINDOWS ALUMN - BONE WHITE

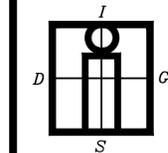
THERMORY - WHITE ASH

ALUMN PANELS ALUCOBOND - BEECHWOOD

STEPLOCK - SHELLOCK SERIES PAVERS - TAN

STUCCO	EXT. WINDOWS & DOORS	EXT. ALUMN PANELS	EXT. VENEER	DRIVEWAY
STUCCO SW 7008 ALABASTER	ES WINDOWS ALUM'N IN BONE WHITE LC43350	ALUM'N PANELS ALUCOBOND PLUS IN BEECHWOOD	THERMORY WHITE ASH	STEPLOCK SHELLOCK SERIES PAVERS - TAN

PAGE 23



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
 HOLLYWOOD, FL 33020
 AA26001758
 WWW.INSITEDESIGNGROUP.COM
 954 921 5333

ANNIE K. CARRUTHERS
 ARCHITECT



SEAL
 STATE OF FLORIDA LICENSE NO. AR-87159
 This item has been digitally signed and sealed by Annie Carruthers, architect on the date indicated to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE DESIGNS AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC AND MAY NOT BE REPRODUCED, COPIED, OR SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
 7 UNIT RESIDENTIAL CONDO

ADDRESS:
 500 HENDRICKS ISLE
 FT LAUDERDALE, FL

DISTRIBUTION
 SEPT-2021
 DESIGN DEVELOPMENT
 APPROVAL
 OCT-22-2021
 DEVELOPMENT REVIEW COMMITTEE (DRC)
 SUBMITTAL
 CASE NUMBER UDP-S21050
 FEB-2-2022/ MAR-2-2022
 COMMENT RESPONSES

DATE OF ISSUE
 MAR-23-2022

DRAWING NAME

ELEVATIONS

SHEET

A-204



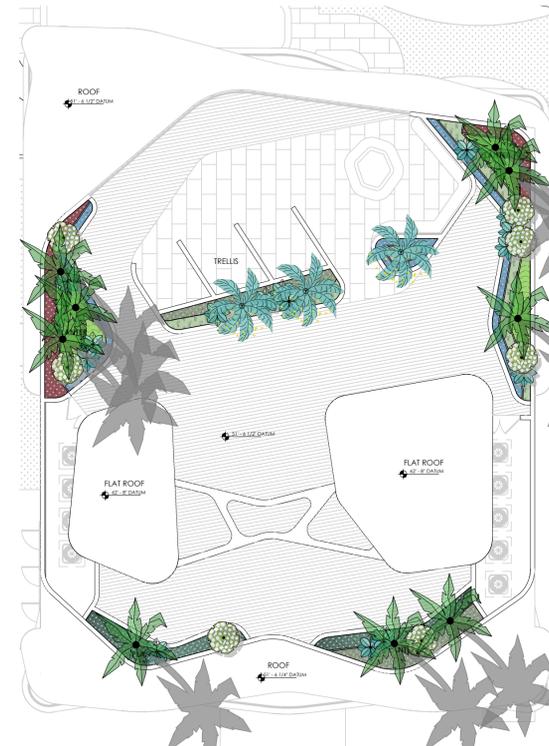
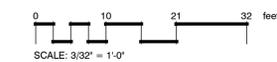


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	BS	Bursera simaruba	Gumbo Limbo
	IL	Ilex cassine	Dahoon Holly
	PP	Polyalthia longifolia pendula	Indian Mast Tree
PALMS	CODE	BOTANICAL NAME	COMMON NAME
	AM	Adonidia merillii	Christmas Palm
	AS	Adonidia merillii	Christmas Palm
	CG2	Cocos nucifera 'Green Malayan'	Coconut Palm
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AI	Alcantarea imperialis	Imperial Bromeliad
	AB	Alocasia macrorrhizos 'Borneo Giant'	Borneo Giant
	BB	Bambusa ventricosa 'Budha's Belly'	Budha's Belly Bamboo
	CL	Crinum asiaticum	Crinum lily
	FG2	Furcraea foetida 'Variegata'	Variegated False Agave
	HL2	Hypophorbe lagenicaulis	Bottle Palm
	PB	Plumeria pudica 'Bridal Bouquet'	Frangipani
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME
	AV	Alpinia zerumbet 'Variegata Dwarf'	Dwarf Variegated Ginger
	AD	Alternanthera dentata	Little Ruby
	CC	Chamaedorea cataractarum	Cat Palm
	CG	Clusia guttifera	Small leaf Clusia
	FG	Ficus microcarpa 'Green Island'	Green Island Ficus
	HL	Hymenocallis latifolia	Spider Lily
	IV	Iris virginica	Blue Flag Iris
	LM	Liriope muscari	Lilyturf
	MC	Muhlenbergia capillaris	Pink Muhly Grass
	NM	Nephrolepis biserrata	'Macho Fern'
	TF	Tripsacum dactyloides	Fakahatchee
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	RG	Rock - Gravel	1-2"
	SOD	Stenotaphrum secundatum	St. Augustine Grass

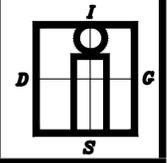
EXISTING TREE KEY

EXISTING TREE TO REMAIN - PROTECT IN PLACE SEE INVENTORY FOR SPECIES INFORMATION



2 PROPOSED LANDSCAPE ROOF RENDERING

SHEET INDEX LANDSCAPE
 L-0.0 INDEX SHEET / LANDSCAPE RENDERING
 L-0.0 TREE DISPOSITION PLAN
 L-2.0 PROPOSED LANDSCAPE PLAN
 L-2.1 PROPOSED LANDSCAPE ROOF DECK



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
 HOLLYWOOD, FL 33020
 AA26001758
 WWW.INSITEDESIGNGROUP.COM
 954 921 5333



THESE DESIGN AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REVISIONS AND DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
 7 UNIT RESIDENTIAL CONDO

ADDRESS:
 500 HENDRICKS ISLE
 FT LAUDERDALE, FL

DISTRIBUTION
 SEPT-2021
 DESIGN DEVELOPMENT APPROVAL
 SEPT-2021
 DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
 XXX
 PERMIT SUBMITTAL

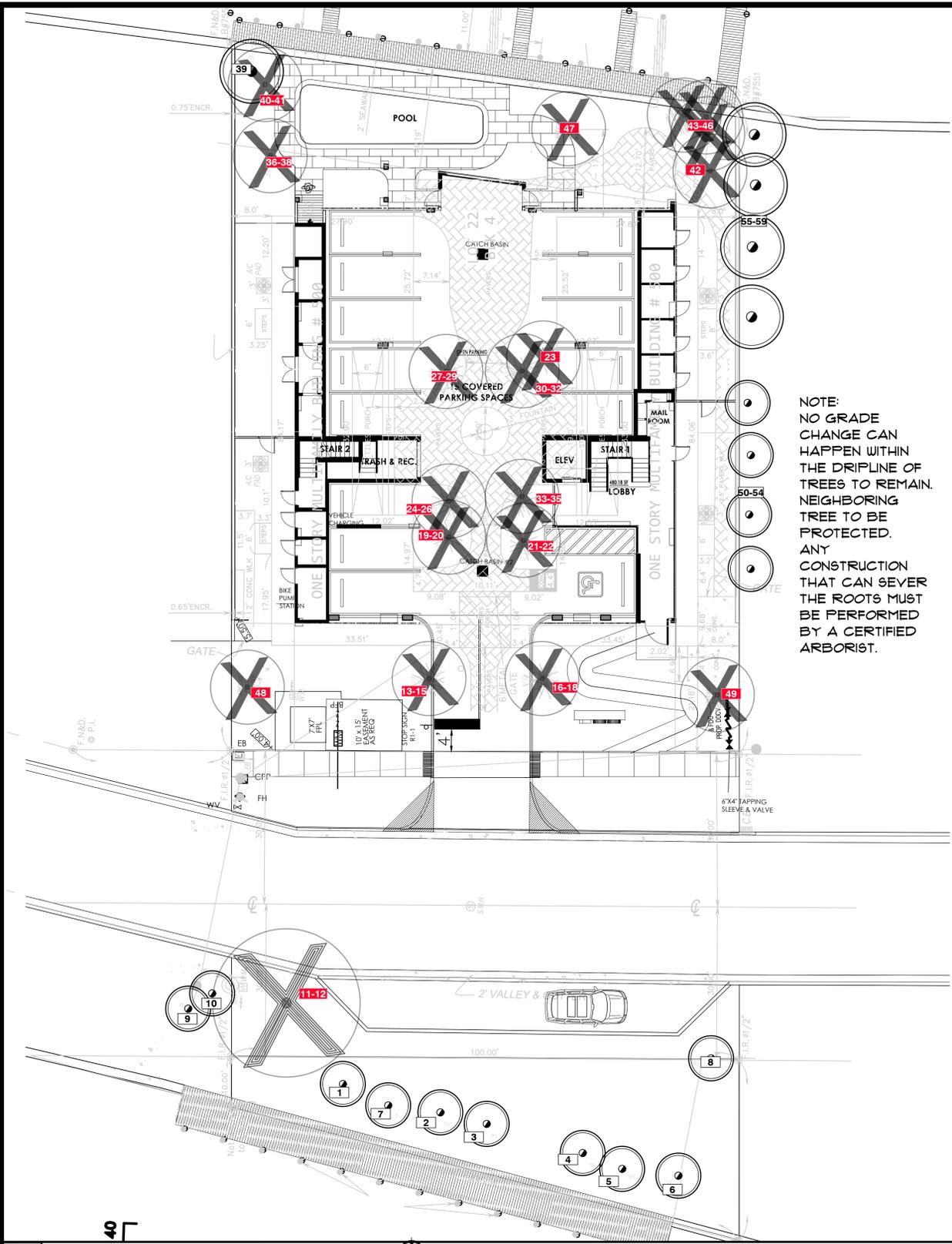


DATE OF ISSUE
 SEPT-22-2021

DRAWING NAME
INDEX LANDSCAPE RENDERING

SHEET
L-0.0

1 PROPOSED LANDSCAPE RENDERING

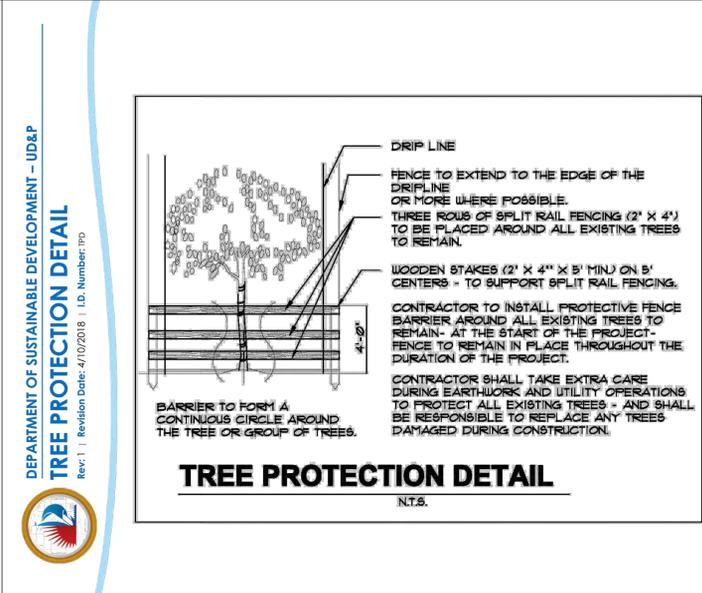
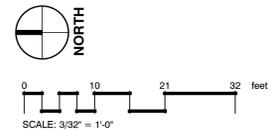


KEY #	Botanical name	Common Name	DBH (inch)	Size (Hgt x w)	Condition	Classification	Native	Disposition	Required Mitigation (TREE CALIPER)	Required Mitigation (PALM)
1	<i>Cocos nucifera</i>	Coconut Palm	10	18x15'	85%	Palm	No	Remain		
2	<i>Cocos nucifera</i>	Coconut Palm	10	18x15'	85%	Palm	No	Remain		
3	<i>Cocos nucifera</i>	Coconut Palm	10	18x15'	85%	Palm	No	Remain		
4	<i>Cocos nucifera</i>	Coconut Palm	10	18x15'	85%	Palm	No	Remain		
5	<i>Cocos nucifera</i>	Coconut Palm	10	18x15'	85%	Palm	No	Remain		
6	<i>Cocos nucifera</i>	Coconut Palm	10	18x15'	85%	Palm	No	Remain		
7	<i>Cocos nucifera</i>	Coconut Palm	7	18x15'	85%	Palm	No	Remain		
8	<i>Bursera simaruba</i>	Gumbo Limbo	5	18x16	85%	A (100%)	YES	Remain		
9	<i>Casuarina equisetifolia</i>	Australian Pine	24	45' x 40'	0	F (0%)	INVASIVE	OFF SITE	0	
10	<i>Casuarina equisetifolia</i>	Australian Pine	24	45' x 40'	0	F (0%)	INVASIVE	OFF SITE	0	
11-12	<i>Ficus elastica</i>	Rubber Tree	58	30' x 35'	25%	C (60%)	No	REMOVE	8.7	0
TOTALS									8.7	0

KEY #	Botanical name	Common Name	DBH (inch)	Size (Hgt x w)	Condition	Classification	Native	Disposition	Required Mitigation (TREE CALIPER)	Required Mitigation (PALM)
15-15	<i>Veitcha merillii</i>	Christmas Palm triple	8	20x10'	85%	Palm	No	REMOVE		3
16-16	<i>Veitcha merillii</i>	Christmas Palm triple	8	20x10'	85%	Palm	No	REMOVE		3
19-20	<i>Phoenix roebelenii</i>	Roebelenii dbl	4	10' x 10'	85%	ornamental	No	REMOVE		0
21-22	<i>Phoenix roebelenii</i>	Roebelenii dbl	4	10' x 10'	85%	ornamental	No	REMOVE		0
23	<i>Phoenix roebelenii</i>	Roebelenii	3	10' x 10'	85%	ornamental	No	REMOVE		0
24-25	<i>Veitcha merillii</i>	Christmas Palm triple	8	20x10'	85%	Palm	No	REMOVE		3
27-29	<i>Veitcha merillii</i>	Christmas Palm triple	6	20x10'	85%	Palm	No	REMOVE		3
30-32	<i>Veitcha merillii</i>	Christmas Palm triple	8	20x10'	85%	Palm	No	REMOVE		3
33-35	<i>Veitcha merillii</i>	Christmas Palm triple	8	20x10'	85%	Palm	No	REMOVE		3
36-38	<i>Veitcha merillii</i>	Christmas Palm triple	8	20x10'	85%	Palm	No	REMOVE		3
39	<i>Cocos nucifera</i>	Coconut Palm	10	18x15'	85%	Palm	No	Remain		
40-41	<i>Morus alba</i>	Mulberry Tree	12	35' x 30'	80%	A (100%)	Yes	REMOVE	9.6	
42	<i>Phoenix roebelenii</i>	Roebelenii dbl	4	10' OA x 10'	85%	ornamental	No	REMOVE		0
43-46	<i>Morus alba</i>	Mulberry Tree	10	25' x 20'	70%	A (100%)	Yes	REMOVE	8	
47	<i>Dyopsis lutescens</i>	Area clump	3	15' x 15'	70%	Palm	No	REMOVE		1
48	<i>Dyopsis lutescens</i>	Area clump	3	15' x 15'	70%	Palm	No	REMOVE		1
49	<i>Dyopsis lutescens</i>	Area clump	3	15' x 15'	70%	Palm	No	REMOVE		1
50-54	<i>Syagrus romanzoffiana</i>	Queen Palm	off site	20' x 15'	75%	Palm	No	Protect		
55-59	<i>Quercus virginiana</i>	Live Oak	off site	25' x 25'	80%	A (100%)	Yes	Protect		
TOTALS									17.6	24

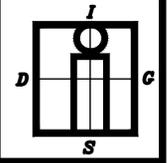
PLEASE REFER TO ARBORIST REPORT PROVIDED BY JIM SHERLOCK

3 TREE INVENTORY AND MITIGATION CALCS



2 TREE PROTECTION DETAIL

1 TREE DISPOSITION PLAN



IN-SITE DESIGN GROUP LLC
 1546 JACKSON STREET
 HOLLYWOOD, FL 33020
 AA26001758
 WWW.INSITEDESIGNGROUP.COM
 954 921 5333

BRLA
 888 s andrews avenue, suite 300
 Fort Lauderdale FL 33316
 office: 954.224.0432
 LA# 6669883

THESE DESIGN AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
 7 UNIT RESIDENTIAL CONDO

ADDRESS:
 500 HENDRICKS ISLE
 FT LAUDERDALE, FL

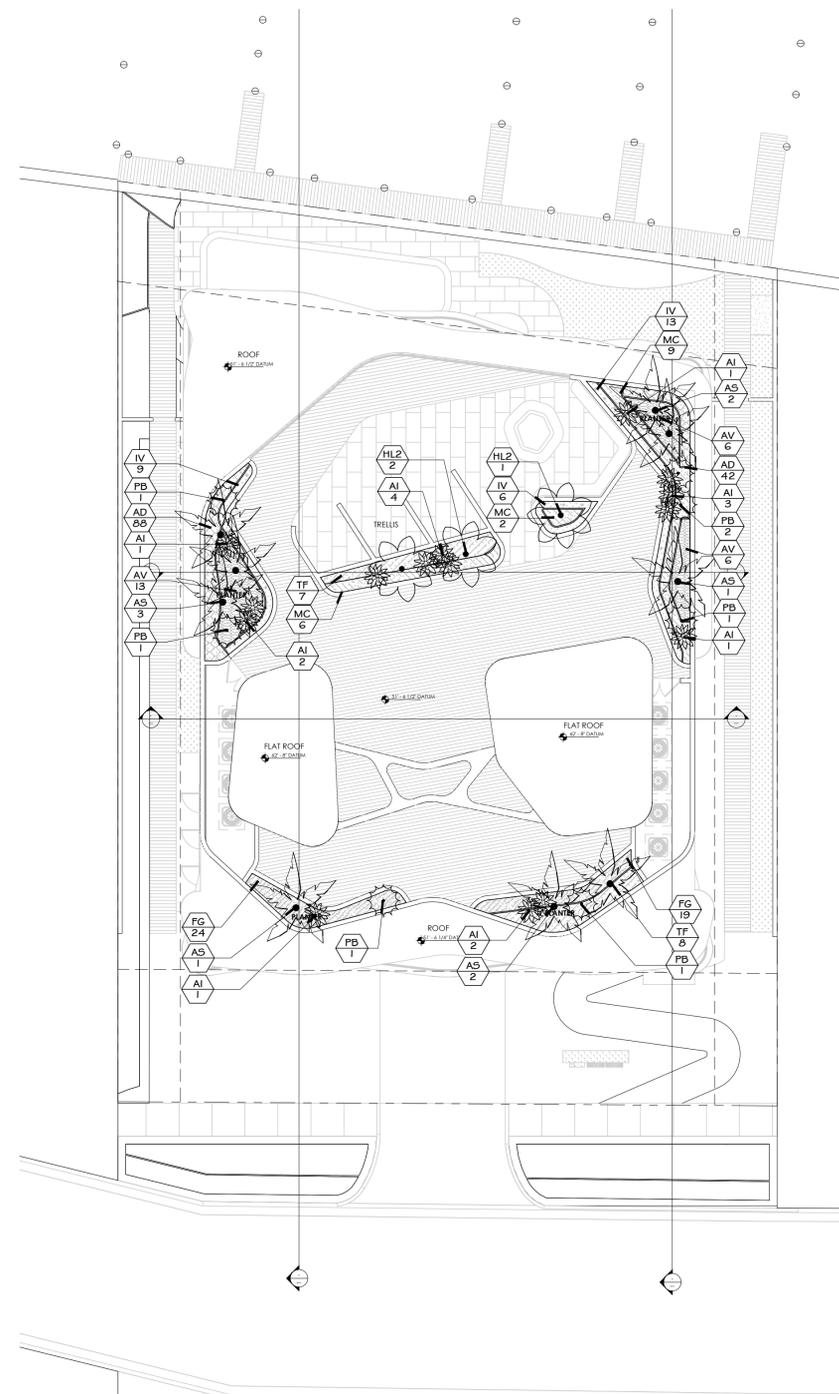
DISTRIBUTION
 SEPT-2021
 DESIGN DEVELOPMENT APPROVAL
 SEPT-2021
 DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL
 XXX
 PERMIT SUBMITTAL

Digitally signed by Natalia Barranco
 Date: 2022.02.07 17:03:11 -05'00'
 Adobe Acrobat version: 2022.02.07 11:20:39

DATE OF ISSUE
 SEPT-22-2021

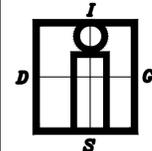
DRAWING NAME
TREE DISPOSITION PLAN

SHEET
L-1.0



PLANT SCHEDULE ROOF DECK

PALMS	QTY	BOTANICAL NAME	COMMON NAME	CAL	QUALITY	MIN PLANT SIZE	MATURE SIZE	DROUGHT	NATIVE	
AS	9	Adonidia merillii	Christmas Palm	FG-SINGLE	FL #1 OR BETTER	8' CT	30' X 15'	HIGH	FL FRIENDLY	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	QUALITY	NOTE	PLANTED SIZE	MATURE SIZE	DROUGHT	NATIVE	
AI	15	Alocasia imperialis	Imperial Bromeliad	FL #1 or BETTER	36" x 36", full	5' x 5'	Moderate	HIGH	FL-FRIENDLY	
HL2	3	Hyphorbe lagenicaulis	Bottle Palm	---	FL #1 OR BETTER	6-8' CT	20' X 20'	HIGH	FL-FRIENDLY	
PB	7	Plumeria pudica 'Bridal Bouquet'	Frangipani	FL #1 or BETTER	STANDARD	8' x 4'	15' x 15'	HIGH	FL-FRIENDLY	
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	NOTE	ADD. INFO	PLANTED SIZE	MATURE SIZE	DROUGHT	NATIVE	SPACING
AV	25	Alpinia zerumbet 'Variegata Dwarf'	Dwarf Variegated Ginger	FL#1 or BETTER	FULL SHRUB	24" x 24"	48" X 48"	MEDIUM	FL-FRIENDLY	30" o.c.
AD	130	Alternanthera dentata	Little Ruby	FL#1 or BETTER	FULL	6"	12" x 18"	HIGH	FL-FRIENDLY	10" o.c.
FG	43	Ficus microcarpa 'Green Island'	Green Island Ficus	FL#1 or BETTER	FULL SHRUB	14"x14"	Maintained 36" or less	HIGH	FL-FRIENDLY	20" o.c.
IV	28	Iris virginica	Blue Flag Iris	FL#1 or BETTER	FULL	18" x 18"	36" x 36"	MED	NATIVE/FL FRIEND	24" o.c.
MC	17	Muhlenbergia capillaris	Pink Muhly Grass	FL#1 or BETTER	FULL BUSH	18" x 18"	36" x 36"	HIGH	NATIVE, FL FRIEND	36" o.c.
TF	15	Tripsacum dactyloides	Fakahatchee	FL#1 or BETTER	FULL	24" x 24"	3'	HIGH	NATIVE, FL FRIEND	36" o.c.



IN-SITE DESIGN GROUP LLC

1546 JACKSON STREET
HOLLYWOOD, FL 33020
AA26001758
WWW.INSITEDESIGNGROUP.COM
954 921 5333



B-RLA
888 s andrews avenue, suite 300
Fort Lauderdale FL 33316
office: 954.224.0432
LA# 6669883

THESE DESIGN AND DRAWINGS ARE THE COPYRIGHTED PROPERTY OF IN-SITE DESIGN GROUP, LLC. AND MAY NOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF THE COMPANY. THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS OF THE JOB AND BE RESPONSIBLE FOR SAME. REVISIONS AND DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED.

Lumière
7 UNIT RESIDENTIAL CONDO

ADDRESS:
500 HENDRICKS ISLE
FT LAUDERDALE, FL

DISTRIBUTION
SEPT-2021
DESIGN DEVELOPMENT APPROVAL
SEPT-2021
DEVELOPMENT REVIEW COMMITTEE (DRC) SUBMITTAL

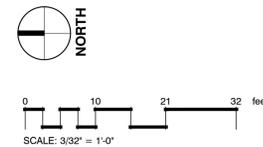
XXX
PERMIT SUBMITTAL
Digitally signed by Natalia Barranco
Date: 2022.02.07 17:04:00 -05'00'
Adobe Acrobat version: 2021.011.20039



DATE OF ISSUE
SEPT-22-2021

DRAWING NAME
PROPOSED LANDSCAPE ROOF PLAN

SHEET
L-2.1



1 PROPOSED LANDSCAPE PLAN