



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 checked="" type="checkbox"/>	Site Plan Level IV and in the RAC	\$ 4,100.00
<input 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	UDP-S20009
Date of complete submittal	5/7/21

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

Property Owner's Name	Bayshore Concepts, 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	501 N Birch Rd., Unit 3, Fort Lauderdale, FL 33304
E-mail Address	ccrush@crushlaw.com
Phone Number	954-522-2010
Proof of Ownership	<input type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u>

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

Applicant / Agent's Name	Crush Law, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	400 SE 12th St., Building C, Fort Lauderdale, FL 33316
E-mail Address	ccrush@crushlaw.com
Phone Number	954 522 2010
Letter of Consent Submitted	Yes

Development / Project Name	Olakino House
Development / Project Address	Existing: _____ New: 551 Bayshore Drive
Legal Description	5042 01 04 0600, 5042 01 04 0610, 5042 01 04 0620, 5042 01 04 0630
Tax ID Folio Numbers (For all parcels in development)	5042 01 04 0600, 5042 01 04 0610, 5042 01 04 0620, 5042 01 04 0630
Request / Description of Project	New Construction of 65 unit residential condo
Applicable ULDR Sections	47-12 et al.
Total Estimated Cost of Project	\$ 60,000,000 (Including land costs)

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

Estimated Park Impact Fee	\$ _____ Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	Regional Activity Center - Central Beach
Proposed Land Use Designation	Regional Activity Center - Central Beach
Current Zoning Designation	IOA
Proposed Zoning Designation	IOA
Current Use of Property	Vacant
Residential SF (and Type)	Multifamily - see plans for specifics
Number of Residential Units	65
Non-Residential SF (and Type)	1,650
Total Bldg. SF (include structured parking)	314,090
Site Adjacent to Waterway	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	67,011 /1,584	67,011 /1,584
Lot Density	48/acre	41.035/ acre
Lot Width	370/444	370/444
Building Height (Feet / Levels)	120'	120' - 11 floors
Structure Length	200' requesting relief pursuant to 47-26.A.1	388' - 6" podium / 143' - 6" towers
Floor Area Ratio	n/a	4.68
Lot Coverage	n/a	57.15%
Open Space		See Paving and drainage and landscape plans
Landscape Area		See Paving and drainage and landscape plans
Parking Spaces	151	151

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

Setbacks/Yards*	Required	Proposed
Front [E]	20'	20'
Side [N]	10' per DSI, otherwise 1/2 the height of the building	20' to 45' - 3"
Side [S]	10' per DSI, otherwise 1/2 the height of the building	20' to 40' - 1"
Rear [W]	20 per DSI, otherwise 1/2 the height of the building	20' to 20' - 6"

Updated: 10/01/2020

CASE: UDP-S20009

PZB Exhibit 1

Page 2 of 82

Page 2 of 4

CAM #21-0886

Exhibit 3

Page 2 of 82

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>Courtney Callahan Crush</u></p> <p>Signature </p> <p>Date <u>5/7/21</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>
--	---

OLAKINO HOUSE

FORT LAUDERDALE, FL



DRAWING INDEX

Sheet Number	Sheet Name	Sheet Number	Sheet Name	Sheet Number	Sheet Name
A-1.00	SITE PLAN	A-2.106	SUN STUDY	PGD-3	SITE SECTIONS
A-1.01	GROUND FLOOR PLAN	L-0-01	ILLUSTRATIVE SITE PLAN	PGD-3-1	SITE SECTIONS
A-1.02	2ND Floor - Parking	L-0-02	TREE DISPOSITION PLAN	PGD-4	DRAINAGE DETAILS
A-1.03	3RD Floor - Parking	L-4-00	PLANTING NOTES & SCHEDULES	WS-1	WATER AND SEWER NOTES
A-1.04	4TH Floor - Amenity Level	L-4-01	PLANTING PLAN & CHARTS - GROUND FLOOR	WS-2	WATER AND SEWER PLAN
A-1.05	5TH Floor - Typical Unit 1	L-4-02	PLANTING PLAN - 4TH FLOOR AMENITY LEVEL	WS-3	WATER AND SEWER DETAILS
A-1.06	6TH FLOOR PLAN (8TH & 10TH SIMILAR)	L-4-03	PLANTING PLAN - 4TH FLOOR AMENITY LEVEL	WS-4	SEWER DETAILS
A-1.07	7TH FLOOR PLAN (9TH SIMILAR)	L-4-04	PLANTING PLAN - ROOF	MS-4	SEWER DETAILS
A-1.11	11TH FLOOR - PAV. DECK	L-5-00	PLANTING DETAILS	SWPPP-1	STORMWATER POLLUTION PREVENTION NOTES
A-1.13	ROOF PLAN	L-5-01	PLANTING DETAILS	SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN
A-2.00A	RENDER VIEW	L-6-00	BILVA CELL PLAN	TR-1	LOADING TRUCK PATH PLAN
A-2.00B	RENDER VIEW	COVER	COVER SHEET LOCATION MAP AND NOTES		
A-2.02	ELEVATIONS	C-1	GENERAL NOTES		
A-2.04A	MATERIALS AND DETAILS	PGS-1	PAVING MARKING AND SIGNAGE PLAN		
A-2.04B	MATERIALS AND DETAILS	PGD-1	PAVING-GRADING-DRAINAGE PLAN		
A-2.04C	CONTEXT AND DETAILS	PGD-2	SITE DETAILS		

REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and the specifications herein were prepared by or under the direct supervision and application of the seal of the architect or engineer, and the architect or engineer is a duly licensed professional in the State of Florida.

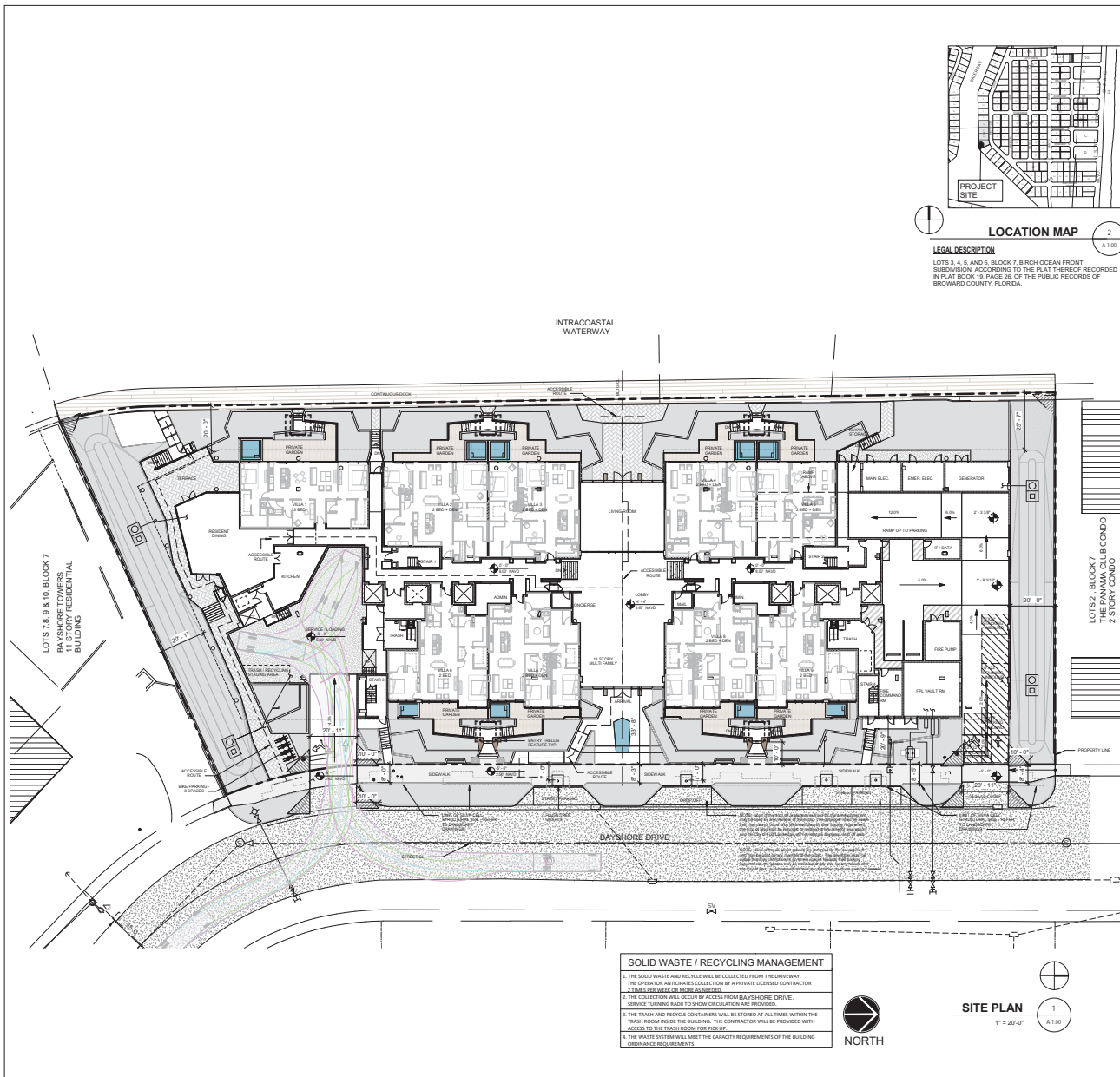
Digitally signed by Peter T. Stromberg
Date: 2021.07.08 13:51:32 -0400

GARCIA STROMBERG
GS4studios
ARCHITECTS & ENGINEERS
P.L.L.C.
2000 S.W. 10th Avenue, Suite 101, Fort Lauderdale, FL 33304
Phone: 754.366.1111 | Fax: 754.366.1112 | www.garciastromberg.com

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

COVER

03.12.2021 DRC SUBMISSION



LOCATION MAP
A-1.00

LEGAL DESCRIPTION
 LOTS 3, 4 & 6 AND 6 BLOCK 1 BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SOLID WASTE / RECYCLING MANAGEMENT

1. THE SOLID WASTE AND RECYCLE WILL BE COLLECTED FROM THE DRIVEWAY.
2. THE OPERATOR AUTOMATED COLLECTION BY A PRIVATE LICENSED CONTRACTOR.
3. A DUMPSTER USAGE ARE BARGE ALTERNATES.
4. THE COLLECTION WILL OCCUR BY ACCESS FROM BAYSHORE DRIVE.
5. SERVICE TURNING RADIUS TO SHOW CIRCULATION ARE PROVIDED.
6. THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. THE CONTRACTOR SHALL BE PROVIDED WITH ACCESS TO THE TRASH ROOM FOR PICKUP.
7. THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.



SITE PLAN
1" = 20'-0"
A-1.00

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	VACANT LOTS	
CURRENT LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER	
PROPOSED LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER	
CURRENT ZONING DESIGNATION	IDA (INTRACOASTAL OVERLOOK AREA)	
PROPOSED ZONING DESIGNATION	IDA (INTRACOASTAL OVERLOOK AREA)	
ADJACENT ZONING DESIGNATION	NBIA, IOA	
WATER / WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE	
TOTAL SITE AREA - NET	1.5384 ACRES TOTAL / 67,011 SF	
TOTAL PERVIOUS EXISTING (LANDSCAPE)	67,011 S.F. (100%)	
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	16,788 S.F. (25.05%) 25% REQUIRED	
TOTAL IMPERVIOUS EXISTING	0 S.F. (0%)	
TOTAL IMPERVIOUS PROPOSED	50,144 S.F. (74.85%)	
TOTAL BUILDING FOOTPRINT EXISTING	0 S.F. (0%)	
TOTAL BUILDING FOOTPRINT PROPOSED	38,297 S.F. (57.15%)	
DENSITY RESIDENTIAL DEVELOPMENT(S) UNITS/ACRE	73 UNITS ALLOWED / 65 UNITS PROVIDED	
PARKING DATA	REQUIRED (LOCAL)	PROVIDED
SPACES PROVIDED	151 SPACES (123 STANDARD + 22 COMPACT + 6 ADA)	
ROOM TYPE = 4 (2 BEDROOM) x 2 / UNIT	8 SPACES	
ROOM TYPE = 29 (2 BEDROOM + DEN) x 2.1 / UNIT	60.9 SPACES	
ROOM TYPE = 32 (2 BEDROOM + DEN) x 2.2 / UNIT	70.4 SPACES	
TOTAL PARKING	139.3 SPACES	151 SPACES
TOTAL HC PARKING INCL.	6 SPACES	6 SPACES
TOTAL COMPACT PARKING INCL. (MAX. 20% OF REQ.)	27 SPACES ALLOWED	22 SPACES
LOADING ZONE - PER TABLE 47-20.1	N/A (MULTI-FAMILY)	0
BICYCLE PARKING	N/A	8 SPACES
TOTAL BUILDING SQUARE FOOTAGE (GROSS)	NO REQUIREMENT	314,090 G.S.F.
FLOOR AREA RATIO (F.A.R.) (NO REQUIREMENT)	NO REQUIREMENT	314,090 / 67,011 = 4.68
BUILDING HEIGHT	120' ALLOWED	120'
NUMBER OF STORIES	NO REQUIREMENT	11 STORIES
FLOOR AREA PER UNIT	292' MAX	389'-0" MAX. - PODIUM
LANDSCAPE AREA (25% PER UDLR 47-21.13.14)	NO REQUIREMENT	16,788 S.F. (25.05%) 25% REQUIRED
VEHICLE USE AREA (VUA)	861 S.F.	
DISTANCE BETWEEN BUILDINGS	24' MIN. (20% x 120' HGT.)	39'-3" MIN.
LOT WIDTH	VARIES ACROSS SITE - SEE SURVEY	
LOT COVERAGE	38,297 S.F. (57.15%)	
OPEN SPACE	28,714 S.F. (42.85%)	
LANDSCAPE AREA (25% PER UDLR 47-21.13.14)	NO REQUIREMENT	16,788 S.F. (25.05%) 25% REQUIRED
VEHICLE USE AREA (VUA)	861 S.F.	

SETBACKS

	REQUIRED	PROPOSED	TO NEAREST EXISTING/ARCH. DESIGN ELEMENT
FRONT (BAY)			
GROUND FLOOR (G-01)	25'-0"	25'-0"	N/A
SECOND FLOOR (S-02)	0'-0" / 11'-0"	25'-0"	25'-0"
THIRD FLOOR (S-03)	11'-0" / 21'-0"	25'-0"	25'-0"
FOURTH FLOOR (S-04)	21'-0" / 30'-0"	25'-0"	25'-0"
FIFTH FLOOR (S-05)	30'-0" / 41'-0"	25'-0"	25'-0"
SIXTH FLOOR (S-06)	41'-0" / 52'-0"	25'-0"	25'-0"
SEVENTH FLOOR (S-07)	52'-0" / 62'-0"	25'-0"	25'-0"
EIGHTH FLOOR (S-08)	62'-0" / 73'-0"	25'-0"	25'-0"
NINTH FLOOR (S-09)	73'-0" / 84'-0"	25'-0"	25'-0"
TENTH FLOOR (S-10)	84'-0" / 95'-0"	25'-0"	25'-0"
ROOF DECK (R-11)	105'-0" / 116'-0"	25'-0"	25'-0"
REAR (BAY)			
GROUND FLOOR (G-01)	0'-0" / 11'-0"	105'-0"	25'-0"
SECOND FLOOR (S-02)	11'-0" / 21'-0"	105'-0"	25'-0"
THIRD FLOOR (S-03)	21'-0" / 30'-0"	105'-0"	25'-0"
FOURTH FLOOR (S-04)	30'-0" / 41'-0"	105'-0"	25'-0"
FIFTH FLOOR (S-05)	41'-0" / 52'-0"	105'-0"	25'-0"
SIXTH FLOOR (S-06)	52'-0" / 62'-0"	105'-0"	25'-0"
SEVENTH FLOOR (S-07)	62'-0" / 73'-0"	105'-0"	25'-0"
EIGHTH FLOOR (S-08)	73'-0" / 84'-0"	105'-0"	25'-0"
NINTH FLOOR (S-09)	84'-0" / 95'-0"	105'-0"	25'-0"
TENTH FLOOR (S-10)	95'-0" / 105'-0"	105'-0"	25'-0"
ROOF DECK (R-11)	116'-0" / 126'-0"	105'-0"	25'-0"
SIDE (EAST)			
GROUND FLOOR (G-01)	0'-0" / 11'-0"	105'-0"	25'-0"
SECOND FLOOR (S-02)	11'-0" / 21'-0"	105'-0"	25'-0"
THIRD FLOOR (S-03)	21'-0" / 30'-0"	105'-0"	25'-0"
FOURTH FLOOR (S-04)	30'-0" / 41'-0"	105'-0"	25'-0"
FIFTH FLOOR (S-05)	41'-0" / 52'-0"	105'-0"	25'-0"
SIXTH FLOOR (S-06)	52'-0" / 62'-0"	105'-0"	25'-0"
SEVENTH FLOOR (S-07)	62'-0" / 73'-0"	105'-0"	25'-0"
EIGHTH FLOOR (S-08)	73'-0" / 84'-0"	105'-0"	25'-0"
NINTH FLOOR (S-09)	84'-0" / 95'-0"	105'-0"	25'-0"
TENTH FLOOR (S-10)	95'-0" / 105'-0"	105'-0"	25'-0"
ROOF DECK (R-11)	105'-0" / 116'-0"	105'-0"	25'-0"
SIDE (WEST)			
GROUND FLOOR (G-01)	0'-0" / 11'-0"	105'-0"	25'-0"
SECOND FLOOR (S-02)	11'-0" / 21'-0"	105'-0"	25'-0"
THIRD FLOOR (S-03)	21'-0" / 30'-0"	105'-0"	25'-0"
FOURTH FLOOR (S-04)	30'-0" / 41'-0"	105'-0"	25'-0"
FIFTH FLOOR (S-05)	41'-0" / 52'-0"	105'-0"	25'-0"
SIXTH FLOOR (S-06)	52'-0" / 62'-0"	105'-0"	25'-0"
SEVENTH FLOOR (S-07)	62'-0" / 73'-0"	105'-0"	25'-0"
EIGHTH FLOOR (S-08)	73'-0" / 84'-0"	105'-0"	25'-0"
NINTH FLOOR (S-09)	84'-0" / 95'-0"	105'-0"	25'-0"
TENTH FLOOR (S-10)	95'-0" / 105'-0"	105'-0"	25'-0"
ROOF DECK (R-11)	105'-0" / 116'-0"	105'-0"	25'-0"

DATE	DESCRIPTION	BY
03.12.2021	REVISED	CS4
03.11.2021	REVISED	CS4
03.10.2021	REVISED	CS4

GARCIA STROMBERG
 CS4 STUDIOS
 10000 Phillips Blvd., Suite 111, Fort Lauderdale, FL 33330
 Phone: 754.345.1111 | Fax: 754.345.1111 | Email: info@cs4studios.com

Location Ventures
 505 ALAMANDA
 CIRCLE STE 510
 CORAL GABLES, FL
 33304

OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

SITE PLAN
 A-1.00
 03.12.2021 DRC SUBMISSION

A-1.00

BUILDING INFORMATION

PROJECT ADDRESS: 551 BAYSHORE DRIVE, FORT LAUDERDALE, FLORIDA
 MUNICIPALITY: CITY OF FORT LAUDERDALE
 ZONING: R-10 (RESIDENTIAL MEDIUM DENSITY)
APPLICABLE CODES
 FLORIDA BUILDING CODE 2018 (FBC) BUILDING
 FLORIDA BUILDING CODE 2018 (FBC) ACCESSIBILITY
 FLORIDA BUILDING CODE 2018 (FBC) ENERGY CONSERVATION
 FLORIDA BUILDING CODE 2018 (FBC) GREEN BUILDING
 FLORIDA BUILDING CODE 2018 (FBC) PLUMBING
 FLORIDA BUILDING CODE 2018 (FBC) MECHANICAL
 FLORIDA FIRE PREVENTION CODE 2018 (FBC) (NFPA 1010 AND NFPA 101)
 NFPA INTERNATIONAL ELECTRIC CODE

PROPOSED BUILDING INFORMATION
 MULTI-FAMILY RESIDENTIAL (MFR) 10
 100 HIGH RISE BUILDING OCCUPIED FLOOR AT 11' 8" FROM LEVEL OF ACCESS
 10 STORIES
 CONSTRUCTION TYPE I-B
 APPROVED SPRINKLER SYSTEM TO BE PROVIDED
 GARAGE TO BE MECHANICALLY VENTILATED

USE & BUILDING TYPE CODE REFERENCES
 PRIMARY USE: CLASSIFICATION: SECTION 203 RESIDENTIAL GROUP B
 SUBCLASSIFICATION: SECTION 203.1 RESIDENTIAL OCCUPANCY, APARTMENT BUILDING
 OTHER USE: SECTION 211 STORAGE GROUP S, SUBCLASSIFICATION 5 - PARKING GARAGE

SECTION 603 HIGH-RISE BUILDINGS: BUILDING IS A HIGH-RISE AND IS TO COMPLY WITH SPECIAL
 DETAIL REQUIREMENTS IN SECTION 603.01 (NFPA 101).

TABLE 504.3 ALLOWABLE BUILDING HEIGHTS IN FEET ABOVE GRADE PLANE
 GROUP R-1: TYPE OF CONSTRUCTION: TYPE I-B
 ALLOWABLE HEIGHT: FEET: 100

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
 GROUP R-1: SPRINKLERED: TYPE OF CONSTRUCTION: TYPE I-B
 ALLOWABLE HEIGHT: STORIES: 12

TABLE 506.2 ALLOWABLE AREA FACTOR (AF) (AS APPLICABLE) IN SQUARE FOOTAGE
 GROUP R-1: SPRINKLERED: TYPE OF CONSTRUCTION: TYPE I-B
 ALLOWABLE SQUARE FOOTAGE: SQUARE FEET: 100,000

FBC CHAPTER 6 - TYPES OF CONSTRUCTION
 TYPES AND CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE
 BUILDING IS LISTED IN TABLE 601 AND IS NOT CONSIDERED A BARRICADE,
 EXCEPT AS PERMITTED IN SECTION 601.04 AND IS DESCRIBED IN THIS CODE.

BUILDING ELEMENT	TYPE I-B
PRIMARY STRUCTURAL FRAME	2-a
BEARING WALLS	2
EXTERIOR	2-a
INTERIOR	2-a
NON-BEARING WALLS AND PARTITIONS	SEE TABLE 601.04
EXTERIOR	0
INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1-b

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (GROUP)

SEPARATION DISTANCE (S.D.)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP (A, B, E, F, 1)
4'-0" to 8'-0"	ALL	1
8'-0" to 10'-0"	1-A CONCRETE	1
10'-0" to 15'-0"	1-A, 1-B R.F., V.E. CONCRETE	1, 2
15'-0" to 20'-0"	ALL	0

FBC CHAPTER 10 - MEANS OF EGRESS
 SECTION 1001 EXIT AND EXIT ACCESS DOORWAY COMPARISON
 1001.1 TWO EXITS OR EXIT ACCESS DOORWAYS
 1001.2 TWO EXITS OR EXIT ACCESS DOORWAYS

FHA - RESIDENTIAL UNITS
 RESIDENTIAL UNITS PROVIDED
 ENTIRE BUILDING INCLUDING COMMON SPACES AND RECREATIONAL AREAS ARE TO
 COMPLY WITH FHA REQUIREMENTS
 EACH APARTMENT TO PROVIDE AT LEAST ONE BATHROOM. SEE PLANS.

SECTION 1004 OCCUPANT LOAD

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ENTRANCE LOBBY	10 GROSS
OFFICE	100 GROSS
PERSONNEL EQUIPMENT	50 GROSS
MECHANICAL STORAGE/CLIMATE	300 GROSS
MEETING ROOM	35 NET
RESIDENTIAL UNITS	200 GROSS
PARKING GARAGES	200 GROSS
TRAINING FLOOR	50 GROSS
POOL DECK	50 GROSS (AS PER NFPA 101)
RESTAURANT	35 NET

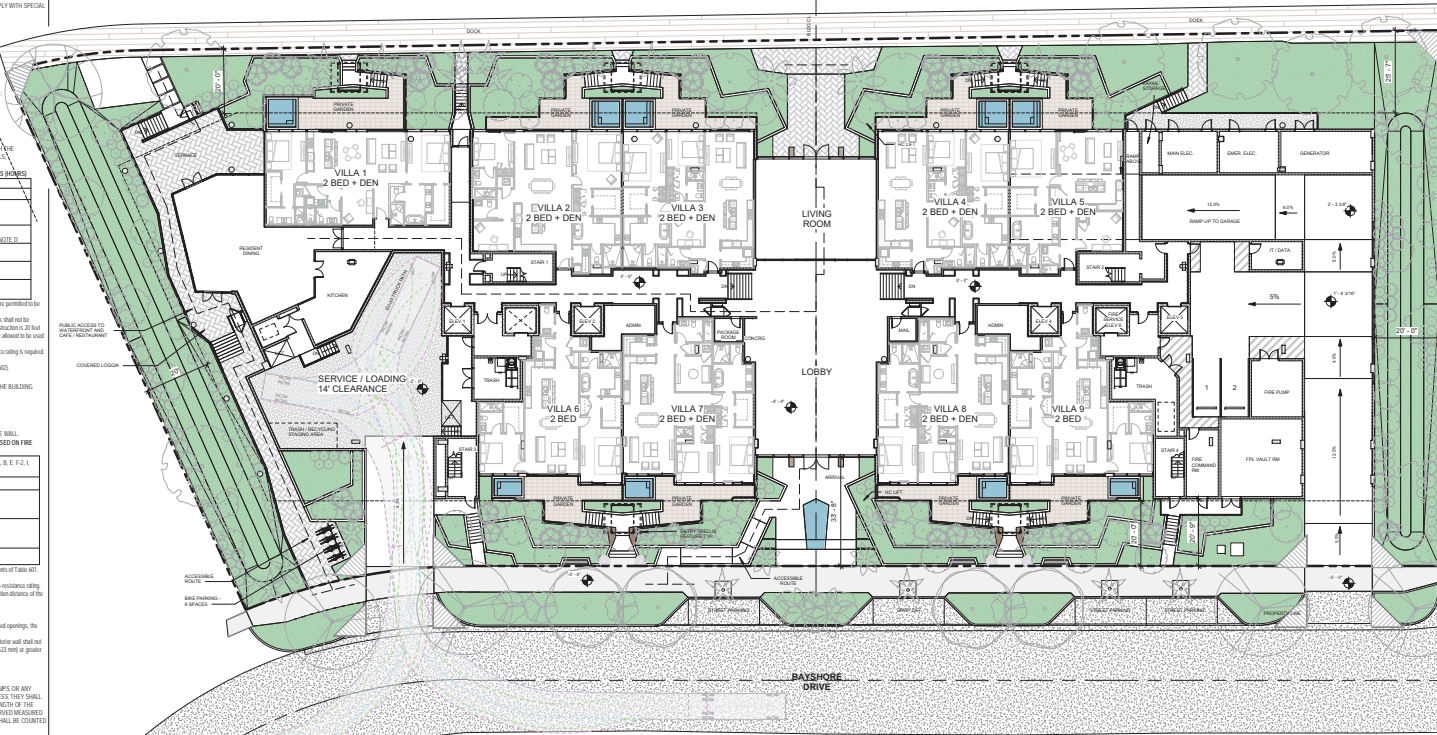
SECTION 1005 MEANS OF EGRESS WIDTH (NFPA 101, TABLE 3.3.1)
 1005.1 STAIRWAYS
 1005.2 OTHER EGRESS COMPONENTS
 1005.3 DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY

MINIMUM NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
 1006.1 TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUE LISTED IN TABLE 1006.1.1
 1006.2 COMMON PATH OF EGRESS TRAVEL
 1006.3 SINGLE EXITS, A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF FOLLOWING CONDITIONS EXISTS

EGRESS WIDTH
 TOTAL OCCUPANTS = 393
 REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (FBC 1005.2)
 9.2' (OCCUPANT x 393 = 78) x WIDTH PROVIDED
 244" WIDTH PROVIDED

GROUND FLOOR AREAS

NAME	Area	LOAD FACTOR	OCCUPANCY
ADJACENT 1	1775 SF	150	2
ADJACENT 2	251 SF	150	2
KITCHEN	500 SF	150	11
LOBBY	1500 SF	15	247
RESIDENT DRIVING	1438 SF	15	36
RESIDENTIAL VILLA 1	1183 SF	300	13
RESIDENTIAL VILLAS	3508 SF	200	18
RESIDENTIAL VILLAS	3547 SF	200	18
RESIDENTIAL VILLAS	3250 SF	200	17
STAIR	3588 SF	200	18
RESIDENTIAL VILLAS	3588 SF	200	18
840	733 SF	300	11
UTILITY 1	3188 SF	300	11
UTILITY 2	3152 SF	300	11
UTILITY 3	2881 SF	300	9
		484	



DATE	DESCRIPTION
10/27/2021	ISSUED FOR PERMIT
10/27/2021	ISSUED FOR PERMIT
10/27/2021	ISSUED FOR PERMIT

To the best of the architect's knowledge, the plans and specifications herein were prepared in accordance with the applicable building codes and regulations in effect at the time of preparation.

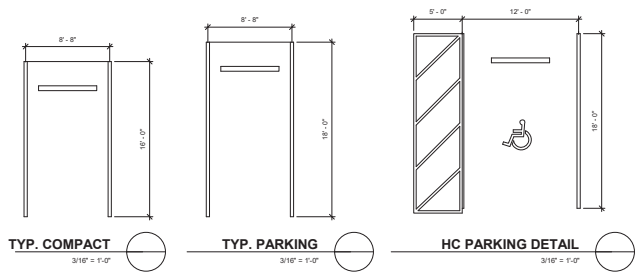
GARCIA STROMBERG
 GS4studios
 PROJECT MANAGER: MICHAEL GARCIA
 ARCHITECT: GARCIA STROMBERG
 2200 N.W. Parkway, Suite 111, West Palm Beach, FL 33411, TEL: 561-925-0888 | Copyright Reserved All Rights Reserved

OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

GROUND FLOOR PLAN
 1/10' = 1'-0"
 1/10' = 1'-0"

A-1.01
 PERMIT DATE: 10/27/2021
 PROJECT NO: 2021-0001

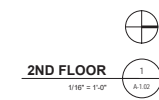
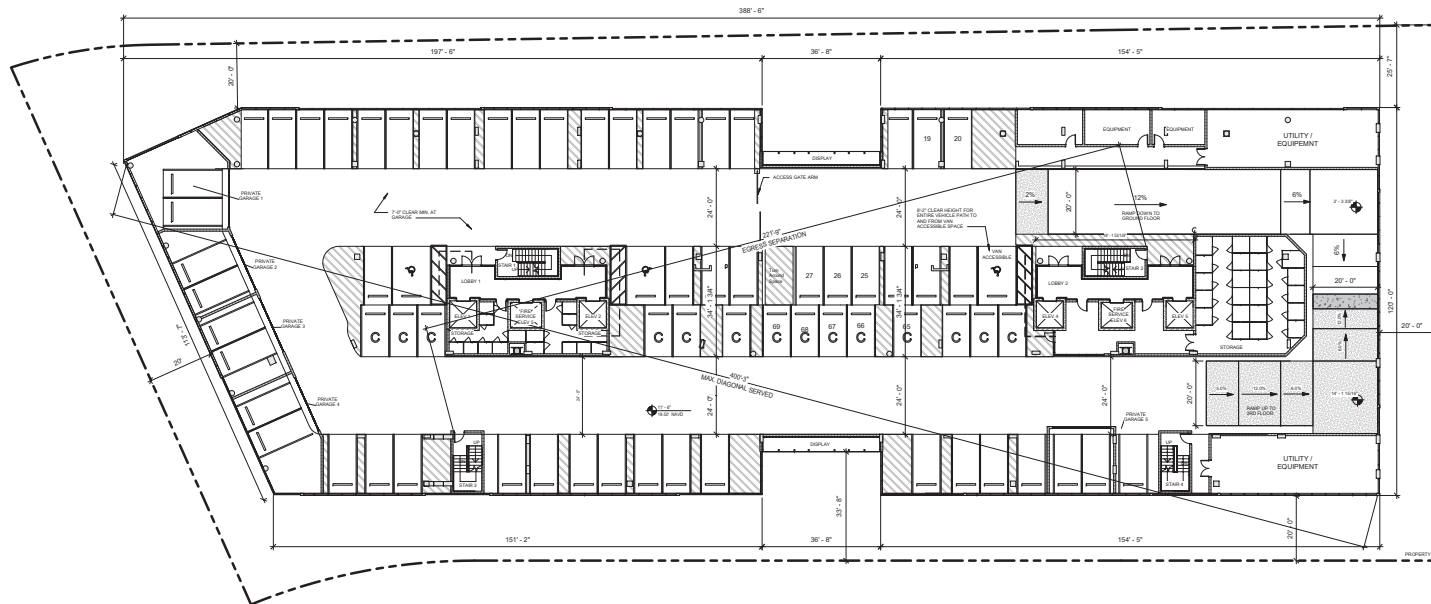
03.12.2021 DRC SUBMISSION



2ND FLOOR AREAS		
NAME	Area	LOAD FACTOR / OCCUPANCY
LOBBY 1	700 SF	15 / 47
LOBBY 2	700 SF	15 / 47
PARKING	3028 SF	300 / 151
STORAGE 1	842 SF	300 / 8
STORAGE 2	1573 SF	300 / 8
UTILITY 1	2117 SF	300 / 8
UTILITY 2	1090 SF	300 / 8
		398

BUILDING DATA
 73 TOTAL PARKING SPACES INCLUDED:
 - 48 STANDARD SPACES
 - 12 COMPACT SPACES
 - 10 STANDARD SPACES (5) 2-CAR GARAGES
 - 3 HC SPACES
 42,893 SF GROSS AREA

EGRESS WIDTH
 TOTAL OCCUPANTS = 286
 REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (IRC 1005.3)
 0.2' / OCCUPANT x 286 = 53.1" WIDTH REQUIRED
 13" WIDTH PROVIDED
 REQUIRED EGRESS WIDTH (STAR) = 2' / OCCUPANT (IRC 1005.3)
 0.3' / OCCUPANT x 286 = 79.8" WIDTH REQUIRED
 17" WIDTH PROVIDED



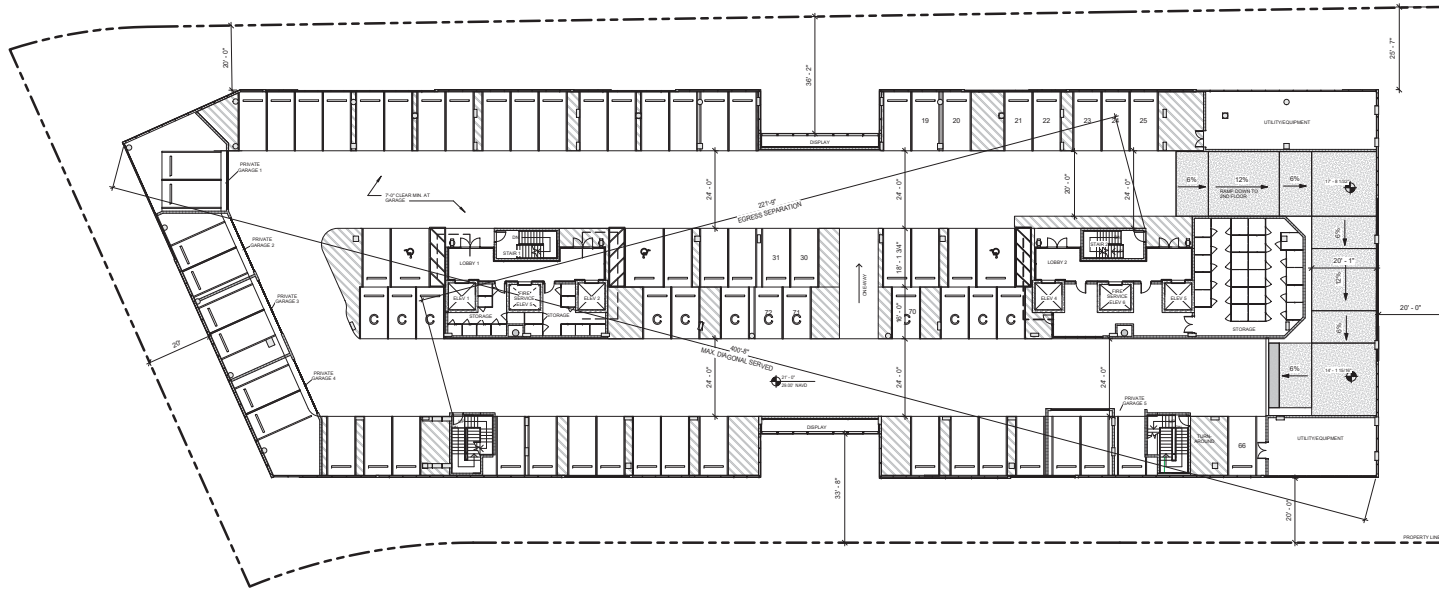
REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications herein were prepared in accordance with the local authority in effect at the time of preparation of these documents.

GARCIA STROMBERG
 GS4studios
 ARCHITECTS & INTERIORS
 2000 West Orange Ave. Suite 101, West Palm Beach, FL 33411 | TEL. 561.932.2888 | COPYRIGHT © 2021 GARCIA STROMBERG

OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

2ND Floor - Parking
A-1.02



3RD FLOOR AREAS		
NAME	Area	LOAD FACTOR OCCUPANCY
LOBBY 1	700 SF	15 47
LOBBY 2	700 SF	15 47
PARKING	1,324 SF	300 105
STORAGE 1	842 SF	300 1
STORAGE 2	1173 SF	300 0
UTILITY 1	1013 SF	200 4
UTILITY 2	707 SF	300 0
		275

BUILDING DATA	
76 TOTAL PARKING SPACES INCLUDING:	
- 53 STANDARD SPACES	
- 10 COMPACT SPACES	
- 10 STANDARD SPACES (S) 2-CAR GARAGES	
- 3 HC SPACES	
35,786 SF GROSS AREA	

EGRESS WIDTH	
TOTAL OCCUPANTS = 275	
REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (FRC 1005.3)	
0.2' / OCCUPANT x 275 = 55' WIDTH REQUIRED	
1.98' WIDTH PROVIDED	
REQUIRED EGRESS WIDTH (STAR) = 3' / OCCUPANT (FRC 1005.3)	
0.3' / OCCUPANT x 275 = 82.5' WIDTH REQUIRED	
176' WIDTH PROVIDED	

3RD FLOOR 1
1/16" = 1'-0" A.103

REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct as of the date of preparation hereof. The architect or engineer does not warrant the accuracy or completeness of the information provided herein.

GARCIA STROMBERG
GS4studios
ARCHITECTS & ENGINEERS
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Phone: 754.561.1000
Fax: 754.561.1001
www.gs4studios.com

Location: Venturas
200 ALAMBERA
CIRCLE STE #10
CORAL GABLES, FL
33134

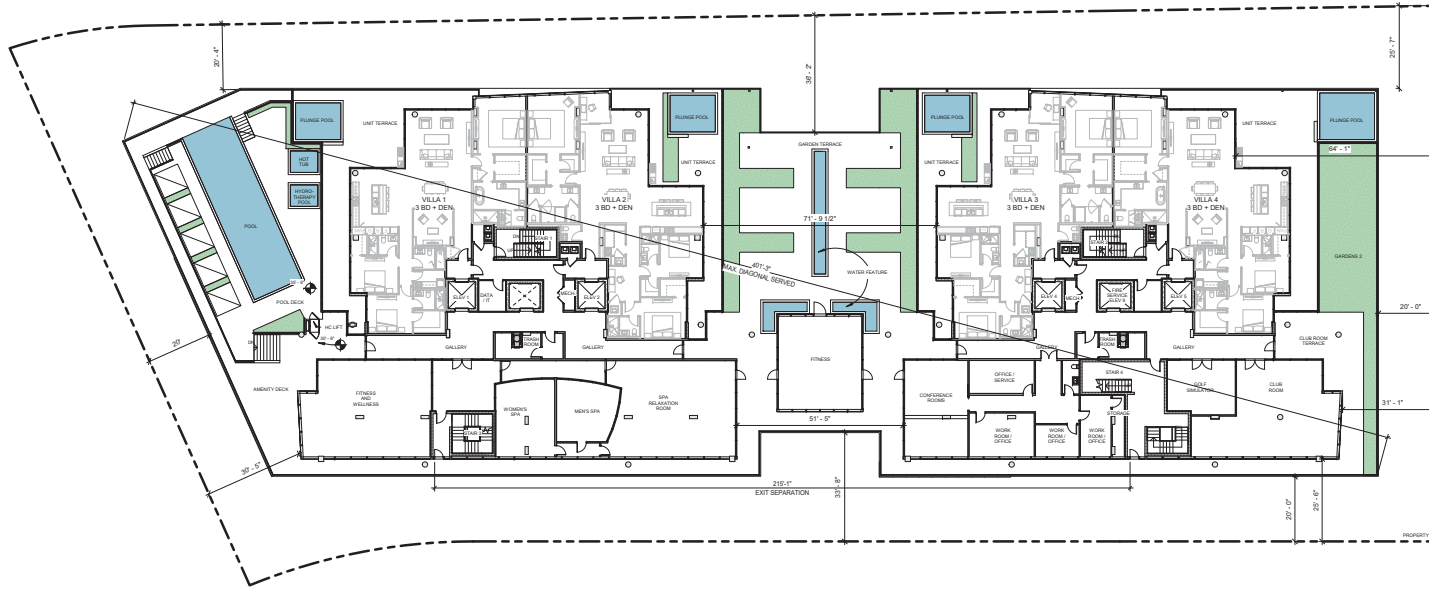
OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

DATE: 03.12.2021
PROJECT: 03.12.2021 DRC SUBMISSION
DRAWING NO: 3RD Floor - Parking
A-1.03
SCALE: 1/16" = 1'-0"

4TH FLOOR AREAS			
NAME	Area	LOAD FACTOR	OCCUPANCY
AMENITY DECK	433 SF	15	30
CLUB ROOM	889 SF	15	60
CLUB ROOM TERRACE	110 SF	15	34
CONFERENCE	421 SF	15	42
FITNESS	107 SF	50	17
FITNESS AND WELLNESS	1222 SF	50	25
GARDEN TERRACES	1408 SF	15	36
GOLF SIMULATOR	638 SF	150	5
HOT TUB	57 SF	50	2
PHYSIO-THERAPY POOL	57 SF	50	2
OFFICES	579 SF	150	5
POOL	877 SF	50	18
POOL DECK	1914 SF	15	128
RESIDENTIAL VILLAS 1	8125 SF	200	41
RESIDENTIAL VILLAS 2	8523 SF	200	42
RESIDENTIAL VILLAS 3	8523 SF	200	42
SERVICE/OFFICE	112 SF	150	2
SPA	2839 SF	100	18
TRASH 1	128 SF	300	1
TRASH 2	138 SF	300	1
TOTAL	20968 SF		569

EGRESS WIDTH	
TOTAL OCCUPANTS = 569	
REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (IBC 1005.32)	0.2' / OCCUPANT x 569 = 113.8" WIDTH REQUIRED
	138" WIDTH PROVIDED
REQUIRED EGRESS WIDTH (STAIR) = 3' / OCCUPANT (IBC 1005.32)	0.37' / OCCUPANT x 569 = 171" WIDTH REQUIRED
	176" WIDTH PROVIDED

BUILDING DATA	
4 RESIDENTIAL UNITS	24,968 SF GROSS AREA



4TH FLOOR - AMENITY LEVEL
1/8" = 1'-0"

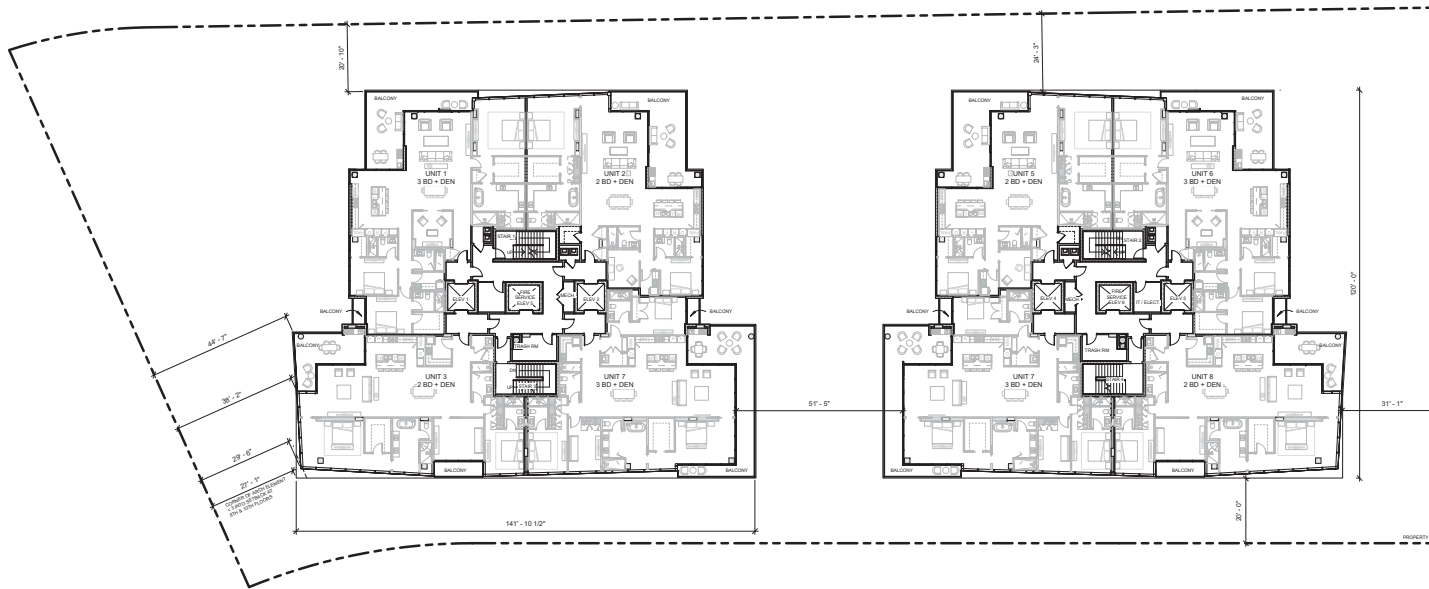
REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct and conform to all applicable codes and regulations. It is the responsibility of the client to verify the accuracy of the information provided by the client and to ensure that the information is current and accurate.

GARCIA STROMBERG
GS4studios
ARCHITECTS & INTERIORS
10000 W. BAYSHORE DRIVE, SUITE 101, FORT LAUDERDALE, FL 33304
TEL: 954.473.2888 | FAX: 954.473.2889 | WWW.GS4STUDIOS.COM

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL 33304

03.12.2021 DRC SUBMISSION
PROJECT: 4TH Floor - Amenity Level
A-1.04



6TH FLOOR TOWER 1 AREAS			
NAME	Area	LOAD FACTOR	OCCUPANCY
IT / DATA 1	82 SF	300	1
RESIDENTIAL UNITS 1	12703 SF	200	84
TRASH 1	128 SF	200	1
		66	

6TH FLOOR TOWER 2 AREAS			
NAME	Area	LOAD FACTOR	OCCUPANCY
IT / DATA 2	82 SF	300	1
RESIDENTIAL UNITS 2	12703 SF	200	84
TRASH 2	128 SF	200	1
		66	

BUILDING DATA	
RESIDENTIAL UNITS	8
GROSS AREA	24,586 SF
GROSS AREA PER TOWER	12,292 SF

EGRESS WIDTH
TOTAL OCCUPANTS = 66
 REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (FRC 1005.3)
 0.2' / OCCUPANT x 66 = 13.2" WIDTH REQUIRED
 66" WIDTH PROVIDED

REQUIRED EGRESS WIDTH (STAR) = 3' / OCCUPANT (FRC 1005.3)
 0.3' / OCCUPANT x 47 = 19.8" WIDTH REQUIRED
 66" WIDTH PROVIDED

EGRESS WIDTH
TOTAL OCCUPANTS = 66
 REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (FRC 1005.3)
 0.2' / OCCUPANT x 66 = 13.2" WIDTH REQUIRED
 66" WIDTH PROVIDED

REQUIRED EGRESS WIDTH (STAR) = 3' / OCCUPANT (FRC 1005.3)
 0.3' / OCCUPANT x 47 = 19.8" WIDTH REQUIRED
 66" WIDTH PROVIDED

6TH FLOOR (8TH & 10TH SIMILAR)

1/8" = 1'-0"



UNIT	DESCRIPTION

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct and are submitted for the authority of the applicable regulatory authority.

DATE: 03/12/2021
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

GARCIA STROMBERG
 GS4studios
 ARCHITECTS & INTERIORS
 2000 N. Pineapple Ave., Suite 100
 Coral Gables, FL 33134
 Phone: 305.441.1111 | Fax: 305.441.1112 | www.gs4studios.com

OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

A-1.06
 6TH FLOOR PLAN (8TH & 10TH SIMILAR)

03.12.2021 DRC SUBMISSION

11TH FLOOR TOWER 1 AREAS				
NAME	Area	LOAD FACTOR	OCCUPANCY	
IT / DATA 2	82 SF	300	1	
RESIDENTIAL UNITS 2	12873 SF	300	88	
TRASH 2	128 SF	300	1	
			87	

11TH FLOOR TOWER 2 AREAS				
NAME	Area	LOAD FACTOR	OCCUPANCY	
IT / DATA 2	82 SF	300	1	
RESIDENTIAL UNITS 2	12873 SF	300	88	
TRASH 2	128 SF	300	1	
			87	

BUILDING DATA	
4 PENTHOUSE UNITS	
21,026 SF GROSS AREA	
(10,513 SF GROSS AREA PER TOWER)	

EGRESS WIDTH	
TOTAL OCCUPANTS = 87	
REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (FBC 1006.32)	
0.2' / OCCUPANT x 87 = 13.6' WIDTH REQUIRED	
8' WIDTH PROVIDED	
REQUIRED EGRESS WIDTH (STAR) = 3' / OCCUPANT (FBC 1006.32)	
0.3' / OCCUPANT x 87 = 26.1' WIDTH REQUIRED	
8' WIDTH PROVIDED	

EGRESS WIDTH	
TOTAL OCCUPANTS = 87	
REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (FBC 1006.32)	
0.2' / OCCUPANT x 87 = 13.6' WIDTH REQUIRED	
8' WIDTH PROVIDED	
REQUIRED EGRESS WIDTH (STAR) = 3' / OCCUPANT (FBC 1006.32)	
0.3' / OCCUPANT x 87 = 26.1' WIDTH REQUIRED	
8' WIDTH PROVIDED	

To the best of the architect or engineer's knowledge, the plans and specifications are complete and correct as shown, and the contractor shall be responsible for the construction of the work in accordance with the approved plans and specifications.

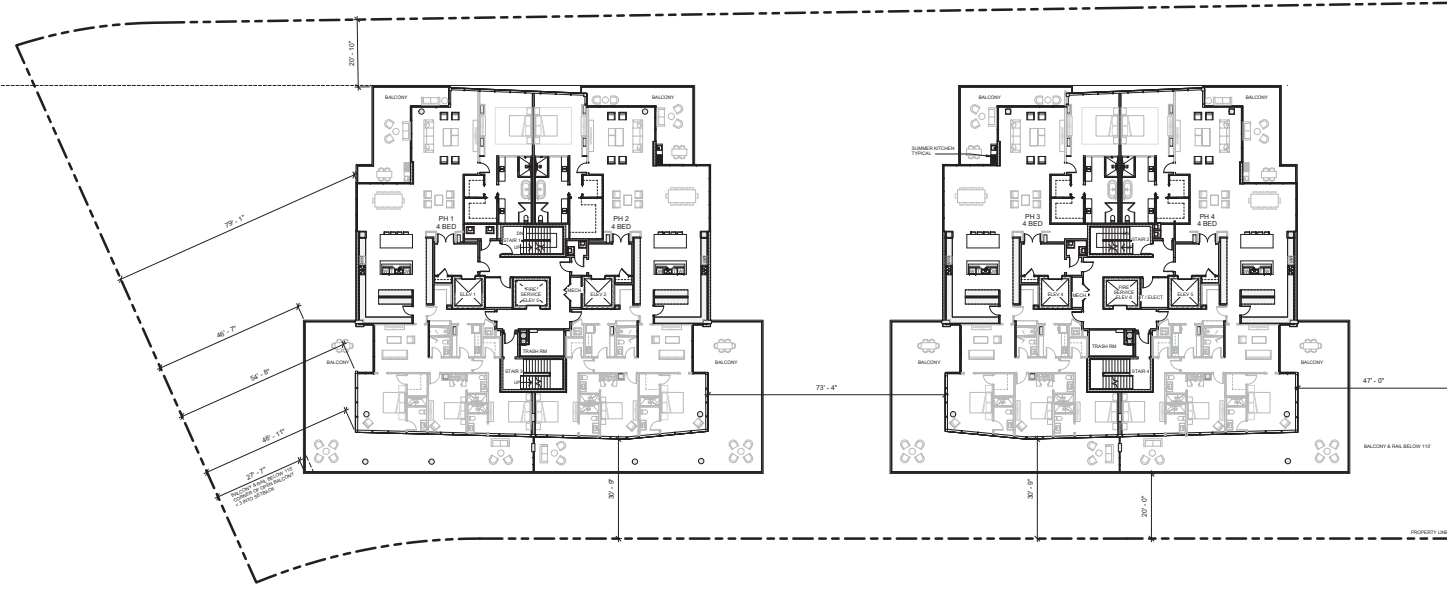
REV.	DESCRIPTION	DATE

GARCIA STROMBERG
 GS4studios
 ARCHITECTS & INTERIORS
 2000 South Broward Blvd. #111, Fort Lauderdale, FL 33304
 © GS4studios

Location Venturas
 200 ALHAMBRA
 CORAL STE 610
 CORAL GABLES, FL
 33134

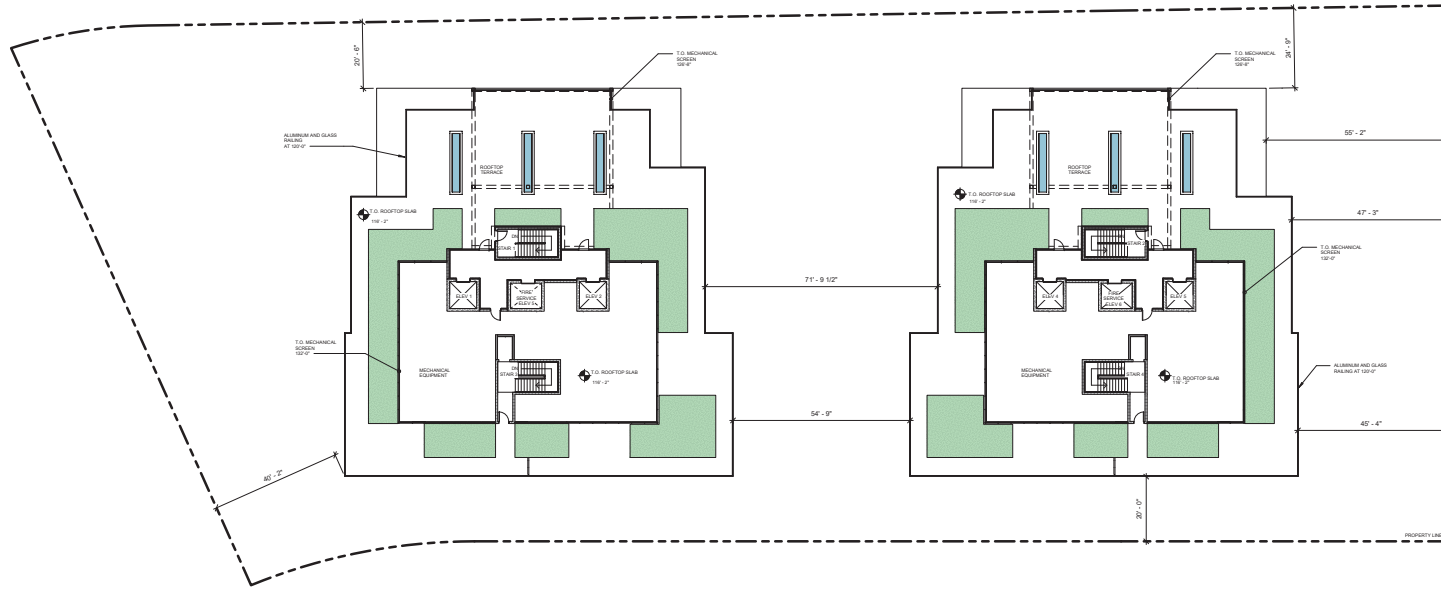
OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

03.12.2021 DRC SUBMISSION
 11TH FLOOR - PH UNITS
 A-1.11



11TH FLOOR - PH
 1/16" = 1'-0"
 A.111

ROOF TOWER 1 AREAS				ROOF TOWER 2 AREAS			
NAME	Area	LOAD FACTOR	OCCUPANCY	NAME	Area	LOAD FACTOR	OCCUPANCY
OCCUPIED ROOF	4082 SF	15	275	OCCUPIED ROOF	4082 SF	15	275
EGRESS WIDTH				EGRESS WIDTH			
TOTAL OCCUPANTS = 275				TOTAL OCCUPANTS = 275			
REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (IBC 1005.32)				REQUIRED EGRESS WIDTH (HORIZONTAL) = 2' / OCCUPANT (IBC 1005.32)			
0.2' / OCCUPANT x 275 = 55' WIDTH REQUIRED 7' WIDTH PROVIDED				0.2' / OCCUPANT x 275 = 55' WIDTH REQUIRED 7' WIDTH PROVIDED			
REQUIRED EGRESS WIDTH (STAIR) = 3' / OCCUPANT (IBC 1005.32)				REQUIRED EGRESS WIDTH (STAIR) = 3' / OCCUPANT (IBC 1005.32)			
0.3' / OCCUPANT x 275 = 82.5' WIDTH REQUIRED 88' WIDTH PROVIDED				0.3' / OCCUPANT x 275 = 82.5' WIDTH REQUIRED 88' WIDTH PROVIDED			



12TH ROOF
1
1/8" = 1'-0"
A.1.13

REV.	DESCRIPTION	DATE

GARCIA STROMBERG
GS4studios
ARCHITECTS PLLC
1000 W. PALM BEACH BLVD., SUITE 1000
PALM BEACH, FL 33480
TEL: 561.833.8888
WWW.GS4STUDIOS.COM

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

03.12.2021 DRC SUBMISSION
PROJECT
OWNER
A-1.13
DATE
12/21/21

To the best of the architect or engineer's knowledge, the plans and specifications are complete and correct as of the date of issue. The architect or engineer does not warrant the accuracy or completeness of the information provided by the client or any other source. The architect or engineer is not responsible for the accuracy or completeness of the information provided by the client or any other source.



WATERWAY VIEW LOOKING EAST

1
4.3/200

03.12.2021 DRC SUBMISSION

DATE: 03.12.2021

PROJECT: **OLAKINO HOUSE**
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

CLIENT: **OLAKINO HOUSE**
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

LOCATION: **Location Ventures**
200 ALHAMBRA
CORAL GABLES, FL

ARCHITECT: **GARCIA STROMBERG**
GS4studios
2000 South Broward Blvd, Ft. Lauderdale, FL 33311 | Tel: 954.932.0889 | Copyright © 2021 Garcia Stromberg

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/27/2021

To the best of the architect or engineer's knowledge, the plans and the specifications are hereby submitted as true and correct in accordance with the laws and regulations of the State of Florida.

© GS4 studios



PEDESTRIAN VIEW ALONG BAYSHORE DRIVE - PUBLIC REALM 5
1 1/2" = 1'-0" A-2.04A



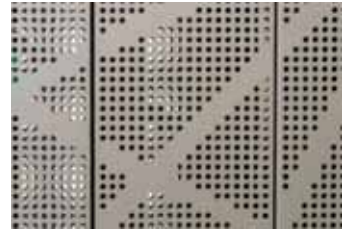
ENTRY TRELLIS 6
A-2.04A



STONE AT PLANTERS 1
1 1/2" = 1'-0" A-2.04A



ALUMINUM AND GLASS RAILING 2
A-2.04A



GARAGE / MECH. FACADE - PERFORATED METAL 3
A-2.04A



GARAGE FACADE - GLAZING 4
A-2.04A

REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct as of the date of preparation hereof, and the architect or engineer assumes no liability for the construction of the work shown on these drawings.

DATE: 03/12/2021
 PROJECT: OLAKINO HOUSE
 DRAWING NUMBER: A-2.04A
 © GSI ARCHITECTS

GARCIA STROMBERG
 GS4studios
 ARCHITECTS & INTERIORS
 2000 SW 15th Avenue, Suite 101, Fort Lauderdale, FL 33304
 Phone: 754.366.1111 | Fax: 754.366.1112 | www.gs4studios.com

Location Ventures
 200 ALAMBERA
 CIRCLE STE 510
 CORAL GABLES, FL 33134

OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

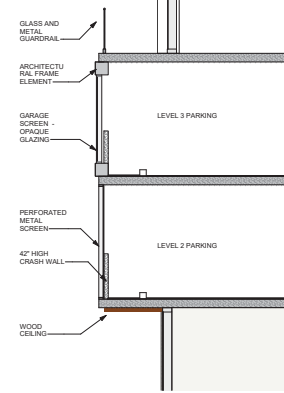
MATERIALS AND DETAILS

A-2.04A

03.12.2021 DRC SUBMISSION



PEDESTRIAN VIEW OF BUILDING ENTRY 1
A2.08B



WALL SECTION - PARKING 2
5/4" x 1'-0" A2.08B



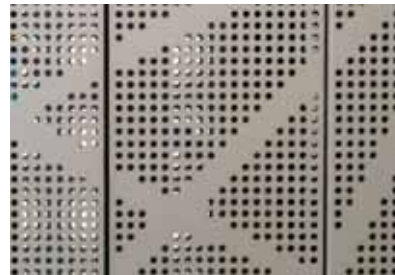
WOOD CANOPY 3
A2.08B



GARAGE FACADE - GLAZING 7
A2.08B



GLAZING SYSTEM 6
1 1/2" x 1'-0" A2.08B



GARAGE / MECH. FACADE - PERFORATED METAL 5
1 1/2" x 1'-0" A2.08B



PRIVACY DIVIDER 4
A2.08B

To the best of the architect or engineer's knowledge, the plans and the specifications are true and correct and are in accordance with the local authority at the time of preparation. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION.

REV.	DESCRIPTION	DATE

GARCIA STROMBERG
GS4studios
ARCHITECTS

Location Ventura
288 ALAMBERA
CIRCLE STE 610
CORAL GABLES, FL

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

**MATERIALS
AND DETAILS**

A-2.04B

03.12.2021 DRC SUBMISSION



OBLIQUE VIEW - FROM THE NE

2
A-2.04C



OBLIQUE VIEW - FROM THE SW

4
A-2.04C



CONTEXT MAP

1" = 60' 0"



REV.	DESCRIPTION	DATE

To the best of the architect or engineer's knowledge, the plans and the specifications are ready for use as shown, subject to the local authority of the jurisdiction. THE ARCHITECT OR ENGINEER ASSUMES NO LIABILITY FOR CONSTRUCTION OF THIS PROJECT.

© CS4 Studios

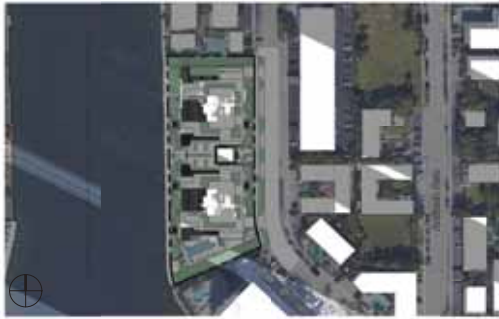
GARCIA STROMBERG
 CS4 STUDIOS
 ARCHITECTS & INTERIORS
 2000 South Broward Blvd. #11, Fort Lauderdale, FL 33311 | TEL: 954.932.0089 | COMMERCIAL AND RESIDENTIAL
 PROJECT: 511 BAYSHORE DRIVE, FORT LAUDERDALE, FL 33304

Location: Ventures
 500 ALAMBERA
 CIRCLE STE 510
 CORAL GABLES, FL

OLAKINO HOUSE
 511 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

CONTEXT AND
 DETAILS

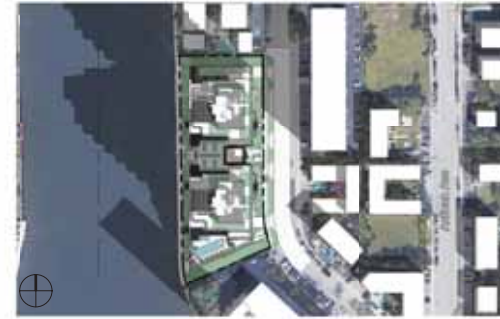
03.12.2021 DRC SUBMISSION
 A-2.04C



SUN - DECEMBER 21 4PM
1
1" = 100'-0"
A-2.05



SUN - DECEMBER 21 12PM
3
1" = 100'-0"
A-2.05



SUN - DECEMBER 21 9AM
2
1" = 100'-0"
A-2.05



SUN - JUNE 21 4PM
9
1" = 100'-0"
A-2.05



SUN - JUNE 21 12PM
8
1" = 100'-0"
A-2.05



SUN - JUNE 21 9AM
7
1" = 100'-0"
A-2.05



SUN - MARCH/SEPT 21 4PM
6
1" = 100'-0"
A-2.05



SUN - MARCH/SEPT 21 12PM
5
1" = 100'-0"
A-2.05



SUN - MARCH/SEPT 21 9AM
4
1" = 100'-0"
A-2.05

BEC 47-52.11:
Modification of
acquired yards
A structure located on
a development site
abutting or separated
only by a right-of-way
from an interior lot
Whereas shall not
cast a shadow that
exceeds 50% of such
public water at any
time between 10:00 AM
and 5:00 PM on March
21 (vernal equinox)

To the best of the architect or engineer's knowledge, the plans and specifications are true and correct and conform to all applicable laws, codes, ordinances, rules and regulations of the local authority in accordance with the applicable provisions of the Florida Building Code.

REV.	DESCRIPTION	DATE

GARCIA STROMBERG
GS4studios
ARCHITECTS & INTERIORS
1000 N. W. 10th Ave., Suite 1000
Fort Lauderdale, FL 33304
Tel: 954.343.1111 | Fax: 954.343.1112 | www.gs4studios.com

Location Ventures
200 ALHAMBRA
CIRCLE STE 510
CORAL GABLES, FL

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

SUN STUDY

A-2.05

03.12.2021 DRC SUBMISSION

Landscape Architectural Design
for:

OLAKINO HOUSE

551 BAYSHORE DRIVE
FORT LAUDERDALE, FLORIDA 33304



www.cadence-living.com
Fort Lauderdale, FL | 954.766.4572
LANDSCAPE ARCHITECTURE | URBAN DESIGN
SITE PLANNING | ENVIRONMENTAL GRAPHICS

DRC RESUBMITTAL
DATE: MARCH 11, 2021

Cadence Project No. 18.013

DRAWING LIST	
SHEET	DRAWINGS
L0-01	ILLUSTRATIVE SITE PLAN
L0-02	TREE DISPOSITION PLAN
L4-00	PLANTING NOTES & SCHEDULES
L4-01	PLANTING PLAN & CHARTS - GROUND FLOOR
L4-02	PLANTING PLAN - AMENITY LEVEL
L4-03	PLANTING PLAN - ROOF
L5-00	PLANTING DETAILS
L5-01	PLANTING DETAILS
L6-00	SILVA CELL PLAN

LOCATION MAPS



FORT LAUDERDALE, FL



BAYSHORE DRIVE



OLAKINO HOUSE
(SITE BOUNDARY)

PROJECT PATH: X:\PROJECT\S20009 - OLAKINO HOUSE\DRAWINGS\CADENCE\DWG\LO-01-ILLUSTRATIVE SITE PLAN.DWG



LEGEND

- ① ENTRY PLAZA WITH WATER FEATURE
- ② RAMP (< 5% SLOPE)
- ③ SIDEWALK (VARIES 8'-0 MAX. to 7' MIN.)
- ④ PALMS IN PAVER GRATE SYSTEM
- ⑤ SMALL TREES & SPECIMEN PALMS IN VERGE
- ⑥ CANOPY STREET TREE IN VERGE
- ⑦ ON-STREET PARKING (4 SPACES)
- ⑧ PRIVATE VILLA PATIO
- ⑨ VILLA GARDEN
- ⑩ BENCHES INTEGRATED INTO RAISED PLANTER
- ⑪ BICYCLE PARKING
- ⑫ DRY RETENTION AREAS
- ⑬ TERRACE
- ⑭ SPECIMEN CANOPY TREE
- ⑮ WATERFRONT GRAVEL SEATING AREA
- ⑯ DOCK
- ⑰ WATERFRONT PLAZA
- ⑱ SPECIMEN PALM
- ⑲ EGRESS PATH



Project:
OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FLORIDA 33304

REVISIONS & MILESTONES	
NO.	DESCRIPTION
DATE	DATE
DISC APPLICATION	01/12/21
DISC APPLICATION	04/30/21
DISC LANDSCAPE COMMENTS	01/07/21
REVISION NOTES	

PROJECT INFORMATION

PROJECT NO. 551-21
 DRAWN BY: S20009
 CHECKED BY: RUC/CC
 DATE: DECEMBER 11, 2020
 SCALE: 1" = 20'-0"

ILLUSTRATIVE SITE PLAN
LO-01

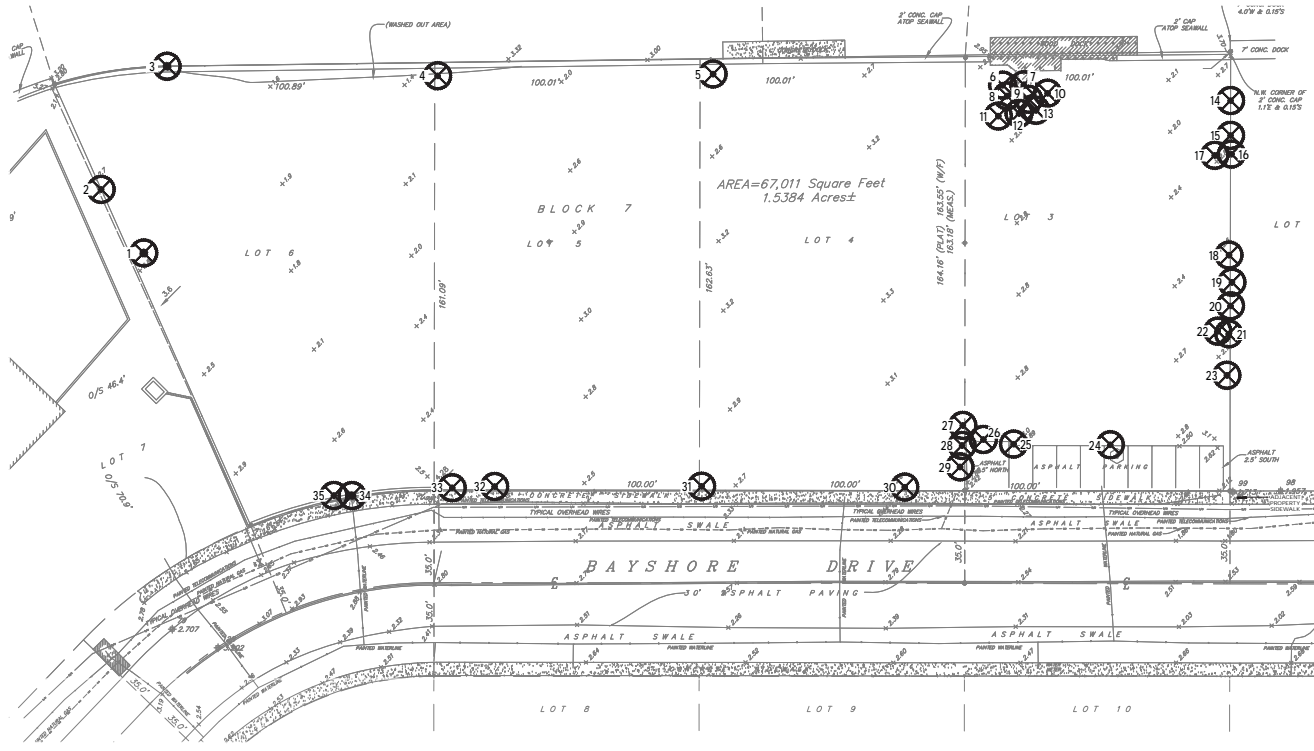
Symbol	Definition
	Tree to Retain (see tree protection details)
	Tree to Remove
	Tree to Relocate

NOTES:

- Final disposition of trees and palms shall be determined on a case by case basis at each phase of construction in accordance with local municipal requirements.
- Landscape removal contractor shall verify all notes on site with Landscape Architect prior to work.
- All ground covers and understory shrubs to be removed by hand. Landscape Architect to walk site with contractor prior to start of removal work.

#	Scientific Name	Common Name	D.B.H.	Height (CT for Palms)	Condition	Class	Disposition	Caliper or Palm Replacement	Replacement's Value	Notes
1	Ficus spp	Ficus Tree	5.8"	35'	80%	C	REMOVE	2" Caliper Replacement	-	Non-native Species
2	Archontophoenix alexandrii	Alexander Palm	4.2"	17'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 5 TD @ 2" caliper each & 1 MT @ 1" Caliper
3	Docosida verticillata	Sea Grape	-	-	-	-	REMOVE	-	-	Replace w/ 1 AA @ min. 8" CT
4	Sabal palmetto	Sabal Palm	20"	8'	Good	-	REMOVE	-	-	Less than 8" CT
5	Washingtonia robusta	Mexican Fan Palm	12"	18'	Good	-	REMOVE	1 palm @ min. 8" CT	-	N/A
6	Washingtonia robusta	Mexican Fan Palm	20"	9'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
7	Washingtonia robusta	Mexican Fan Palm	20"	9'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
8	Washingtonia robusta	Mexican Fan Palm	20"	10'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
9	Washingtonia robusta	Mexican Fan Palm	20"	19'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
10	Washingtonia robusta	Mexican Fan Palm	10"	24'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
11	Washingtonia robusta	Mexican Fan Palm	17"	18'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
12	Washingtonia robusta	Mexican Fan Palm	17"	18'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
13	Washingtonia robusta	Mexican Fan Palm	17"	8'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
14	Archontophoenix alexandrii	Alexander Palm	6"	20'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
15	Archontophoenix alexandrii	Alexander Palm	6"	19'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
16	Archontophoenix alexandrii	Alexander Palm	6"	20'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
17	Sabal palmetto	Sabal Palm	20"	8'	Good	-	REMOVE	-	-	Less than 8" CT
18	Sabal palmetto	Sabal Palm	16"	15'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT
19	Sabal palmetto	Sabal Palm	16"	15'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT

#	Scientific Name	Common Name	D.B.H.	Height (CT for Palms)	Condition	Class	Disposition	Caliper or Palm Replacement	Replacement's Value	Notes	
20	Sabal palmetto	Sabal Palm	16"	15'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 AA @ min. 8" CT	
21	Sabal palmetto	Sabal Palm	16"	12'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 TR @ min. 8" CT	
22	Sabal palmetto	Sabal Palm	8"	0"	Good	-	REMOVE	-	-	Less than 8" CT	
23	Sabal palmetto	Sabal Palm	10"	4'	Good	-	REMOVE	-	-	Less than 8" CT	
24	Washingtonia robusta	Mexican Fan Palm	20"	19'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 TR @ min. 8" CT	
25	Washingtonia robusta	Mexican Fan Palm	14"	2'-0"	Good	-	REMOVE	-	-	Less than 8" CT	
26	Washingtonia robusta	Mexican Fan Palm	24"	7'	Good	-	REMOVE	-	-	Less than 8" CT	
27	Physalis nigra	Physalis Palm	20"	34'	Moderate	-	REMOVE	-	-	Amount to be paid into Category Fund	
28	Washingtonia robusta	Mexican Fan Palm	14"	1'-6"	Good	-	REMOVE	-	-	Less than 8" CT	
29	Washingtonia robusta	Mexican Fan Palm	18"	4'	Good	-	REMOVE	-	-	Less than 8" CT	
30	Washingtonia robusta	Mexican Fan Palm	18"	25'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 TR @ min. 8" CT	
31	Washingtonia robusta	Mexican Fan Palm	18"	28'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 TR @ min. 8" CT	
32	Washingtonia robusta	Mexican Fan Palm	16"	8'	Good	-	REMOVE	1 palm @ min. 8" CT	-	Replace w/ 1 TR @ min. 8" CT	
33	Washingtonia robusta	Mexican Fan Palm	16"	4'	Good	-	REMOVE	-	-	Less than 8" CT	
34	Casuarina equisetifolia	Australian Pine	18"	40'	Good	-	REMOVE	-	-	Category 1 Invasive FLEPPC	
35	Washingtonia robusta	Mexican Fan Palm	12"	5'	Good	-	REMOVE	-	-	Less than 8" CT	
TOTAL TREE REPLACEMENT									27	-	Replace w/ 5 TD @ 2" caliper each & 1 MT @ 1" caliper. See Note Part L-4.01
TOTAL PALM REPLACEMENT									21	-	Replace w/ 5 AA & 5 TR @ min. 8" CT. See Note Part L-4.01
TOTAL \$ REPLACEMENT									-	\$10,020	Amount to be paid into Category Fund



FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION



Project:
OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FLORIDA 33304

NO.	DESCRIPTION	DATE
1	DRC APPLICATION SUBMITTAL	01/12/21

PROJECT INFORMATION
PROJECT NO. 20-009
ISSUED BY: SDC/SP
CHECKED BY: R/BCG
DATE: DECEMBER 11, 2020
SCALE: 1" = 20' 0"

TREE DISPOSITION PLAN
LO-02

PROJECT PATH: X:\PROJECTS\23-02-04 - OLAKINO HOUSE DRAWINGS\CAD\GENERAL\PLANTING\PLANTING.DWG

GENERAL PLANTING NOTES

- 1. The Contractor shall be responsible for verifying all underground utilities prior to digging any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements to remain and coordinate with Owner's Representative prior to installing operations. Drawings are prepared according to the best information available at the time of preparing these documents.
2. The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
4. Contractor shall familiarize himself/herself with existing site conditions prior to installing planting. All existing site furnishings, existing landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.
5. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work or others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
6. Contractor shall be responsible for installing all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.
7. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of this landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.
8. All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services. The project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.
9. All landscape and specifications shall meet or exceed the minimum requirements as shown in the applicable municipal codes.
10. Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
11. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractors expense and shall be coordinated with the Owner and the Landscape Architect.
12. Utilities must be protected using a root barrier fabric wrap or equivalent.
13. Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modifying of the contract. Purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin.
14. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
15. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
16. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and disposed off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.
17. Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
18. Sight distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy - two (72) inches, tree trunk excluded as specified.
19. Gouging & staking practices shall not permit nails, screws, wires, etc. to penetrate outer surface of foot or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
20. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one - third (1/3) of root ball.
21. Trees grown in grow bags or grow bag type material are not allowed.
22. All planting materials shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants and Part II. Palms and Trees, current edition.
23. All landscape and specifications shall meet or exceed the minimum requirements as shown in the applicable municipal codes.
24. The Contractor shall not relocate or demolish any existing trees or palms on site before appropriate tree relocation and clearing/gubbing permits are obtained from the applicable municipality.
25. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date substantial completion. Substantial completion constitutes the beginning of guarantee period.
26. Tree and plant species included on the Florida Exotic Pest Plant Species List as amended, shall not be planted as required or optional landscaping. All invasive plant species listed must be removed from the development area. The development area must also be maintained free from invasive exotic plants in perpetuity.
27. The following species of exotic plants are considered invasive and may not be used to fulfill any requirements of this division:
a. Albizia lebbek (Wax Tree) g. Ficus retusa (Cuban Laurel)
b. Biscuthia javanica (Blotchwood) h. Sapota sebifera (Chinese Tallow)
c. Copalimopsis anacardifolia (Cashewwood) i. Syzygium cumu (Lava Plum)
d. Diabergia sissou (Roseapple) j. Syzygium jambos (Rose Apple)
e. Eucalyptus camaldulensis (Marry Red Gum) k. Thecopsya populalis (Cork Tree)
f. Ficus benjamina (Benjamin Fig) l. Wedelia trilobata (Wedelia)
28. Do not store or use materials or equipment within the vicinity of installed plant material. Do not discharge or contaminate the soil within the vicinity of installed plant material on site with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts.
29. Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.
30. Plant size specifications take precedence over container size.

PLANT SPECIFICATIONS

- 1. The Contractor is responsible for maintaining in full all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.
2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".
3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.
4. All trees must be gaged or staked as shown in the details.
5. Installation: All plant material shall be installed in a sound, workman-like manner and according to accepted good planting and tree relocation procedures with the quality of plant material as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions.
8. Contractor to request that acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner and the Landscape Architect shall declare the project substantially complete.
9. Contractor to replace rejected plant material within one (1) week of written notice.
10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of organic mulch.
11. Plant material which is not installed at the direction of the Landscape Architect or Owner will become the property of the Contractor. The Contractor shall provide the owner credit for any plant material not installed on the site.

SOIL PREPARATION & SOIL MIX

- 1. All plants noted for removal shall be removed and properly disposed of off-site at contractor's expense unless otherwise noted.
2. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.
3. Scarify subsoil to a depth of six inches (6").
4. For pre-emergent use: Contractor to apply OMRI approved pre-emergent in accordance with manufacturer's rate and specifications.
5. Florida peat shall be free of deleterious materials that would be harmful to plant growth, shall be free of nematodes, shall be of uniform quality, and shall have a pH value between 5.2 and 6.5 (as determined in accordance with ASTM E70). Florida peat shall be sterilized to make free of all viable full grass and other undesirable weeds.
6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants or their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of four inches (4") throughout all lawn areas and twelve inches (12") in all areas to be landscaped.
7. Remove all rocks and other objects over one inch (1") in diameter.
8. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The top soil pH shall be in the range of pH 5.5 to 6.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 5.5 to 6.5.
9. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.
10. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.
11. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

HERBICIDE APPLICATION

- We encourage adopting an Integrated Pest Management (IPM) approach (as detailed by UC ANR Statewide IPM Program). "Tackling weed control with a preventive approach prior to active intervention is essential.
Only after exhausting all IPM preventive measures and if the requirements of 205.206 of Federal regulations (Subpart C: Organic Production and Handling Requirements are met) which requires the use of preventive, mechanical, physical, and other pest, weed, and disease management practices) will the following applications be used:
1. For pre-emergent use (following products' specific application instructions):
• SAFE N SIMPLE Pre-emergent Wood Control 9-0-0
• EPSOMA ORGANIC Weed Preventer 9-0-0
• Or equivalent with OMRI certification
*Effective only with the use of Bio-fertilizers detailed in Subpart below.
2. For post-emergent use (following products' specific application instructions and required applicator personal protective equipment):
• Avenge/AD* Optima Broadband Herbicide
• Excellent* Weed & Grass Control and Adjunct
• Final Sun-0* Non-Selective Grass and Broadleaf Herbicide
• Dr. Earth* Organic Final Step Weed & Grass Herbicide
• FireWorx** Herbicide
• Weed Zap**
• Trifluralin*
• Suppress** - may require addition of adjuvant (e.g. Biolin**) to the dilution water to maintain pH at or below 6.0.
• WeepHalt**
• Or equivalent with OMRI certification.
3. Applicator/on-site supervisor must have FDACS Commercial Herbicide Applicator's License.

FERTILIZER APPLICATION

- 1. Fertilization of landscape beds is not required unless vegetation displays signs of nutrient deficiency.
2. All landscape beds to receive the same fertilizer type (following products' specific application instructions):
• BOLSTER GRANULAR 4.4-4.3-4.3 Plus Mycorrhiza - Medium Grade, 200 SGN
• EPSOMA ORGANIC Bio-Rose Starter Plus Mycorrhiza
• Or equivalent with OMRI certification.
3. Fertilizer will be non-soluble (slow release).
4. Fertilizer will be broadcast spread over the soil surface and under mulch. Do not allow granules to remain on leaf surfaces.
5. Applicator/on-site supervisor must have FDACS Commercial Fertilizer Applicator's License.

PLANTING SCHEDULE - GROUND FLOOR

Table with columns: INDEX, CODE, QTY, COMMON NAME, BOTANICAL NAME, NATIVE, SPACING, SIZE, CALIBER, CONT, SPECIFICATIONS. Includes rows for Bay Rum Tree, Dahoon Holly, Green Buttonwood, Gumbo Limbo, Native Medium Tree, Native Small Tree, Simpson's Stopper, Strangler Fig, Wild Tamarind, Alexander Palm, Florida Thatch Palm, Specimen Palm, Bismara Corhee, Horizontal Coccolup, Native Large Shrub, Silver Saw Palmetto, Lantana Palm Mix, Ground Cover Mix, and Emerald Crystal.

PLANTING SCHEDULE - 4TH FLOOR AMENITY LEVEL

Table with columns: INDEX, CODE, QTY, COMMON NAME, BOTANICAL NAME, NATIVE, SPACING, SIZE, CONT, SPECIFICATIONS. Includes rows for Native Small Tree, Alexander Palm, Florida Thatch Palm, Florida Thatch Palm, Specimen Palm, Native Large Shrub, Ground Cover Mix, and Artificial Turf.

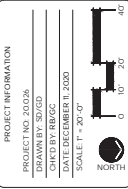
PLANTING SCHEDULE - ROOF

Table with columns: INDEX, CODE, QTY, COMMON NAME, BOTANICAL NAME, NATIVE, SPACING, SIZE, CONT, SPECIFICATIONS. Includes rows for Alexander Palm, Florida Thatch Palm, Specimen Palm, and Ground Cover Mix.



Project: OLAKINO HOUSE 551 BAYSHORE DRIVE FORT LAUDERDALE, FLORIDA 33304

Table with columns: NO., DESCRIPTION, DATE. Includes rows for REVISIONS & MILESTONES, DISC APPLICATION, and DISC APPLICATION.



PLANTING NOTES & SCHEDULES L4-00

FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION

TREE#	CODE	CITY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CALIBER	CONT.	SPECIFICATIONS
1	RS	2	Bay Rum Tree	<i>Smilax racemosa</i>	N	See Plan	12' - 14' DA	4"	100 gal	Standard
2	EL	5	Debon Holly	<i>Ilex coriaria</i>	Y	See Plan	14' - 16' DA	3"	100 gal	Full Canopy, Standard
3	SE	7	Green Buttonwood	<i>Conocarpus erectus</i>	Y	See Plan	16' - 20' DA	4"	100 gal	Standard, Matching
4	RS	4	Gumbo Limbo	<i>Bursera simaruba</i>	Y	See Plan	20' DA	4"	FG	Straight Trunk, Full Structure
5	MT	12	Native Medium Tree	(See Specifications)	Y	See Plan	8' - 10' DA, 4.5' CT	2"	65 gal	Varying Species: - <i>Bougainvillea spectabilis</i> / <i>Bougainvillea succulenta</i> - <i>Baccharis floribunda</i> / <i>Argemone mexicana</i> - <i>Cassipouira floribunda</i> / <i>Canavalia maritima</i> - <i>Cratogeomys mollis</i> - <i>Pigeon Plum</i> / <i>Coccoloba diversifolia</i> - <i>Salicoidium</i> / <i>Chrysophyllum olivaceum</i> - <i>Stagger Spruce</i> / <i>Eugenia spp.</i> - 16' of canopy height clearance required when encroaching the public realm of the sidewalk.
6	ST	20	Native Small Tree	(See Specifications)	Y	See Plan	8' - 8' DA	2"	45 gal	Varying Species: - <i>Wax Myrtle</i> / <i>Myrica caribaea</i> - <i>Ligustrum</i> / <i>Stemmadium strictum</i> - <i>Juniperus</i> / <i>Jacquinia</i> - <i>Myrsine</i>
7	MF	6	Stemmed Stagger	<i>Mycrtilanthus fragrans</i>	Y	See Plan	12' - 16' DA, 3' - 4' CT	3"	100 gal	Blank, Single Leader, Standard - 16' of canopy height clearance required when encroaching the right triangle.
8	FA	1	Stanger Fig	<i>Ficus aurea</i>	Y	See Plan	20' DA	4"	FG	Specimen by LA
9	LL	4	West Tamarind	<i>Lyonia latifolium</i>	Y	See Plan	20' - 22' DA, 8' CT	4"	100 gal	Standard - 16' of canopy height clearance required when encroaching the right triangle.

NATIVE TREE & PALM PERCENTAGE: 73.8% (93 of 126)
 NATIVE SHRUB PERCENTAGE: 100% (120 of 120)
 NATIVE SHRUB AREAS & GROUND COVER PERCENTAGE: 62.3% (6,627 sf of 10,632 sf)

- NOTES:**
1. Root barrier shall be included where applicable to discourage utility plants.
 2. All live canopy encroaching the public realm of the sidewalk to have a canopy height clearance of 6 feet and trees encroaching the right triangle to have a minimum 8 feet.

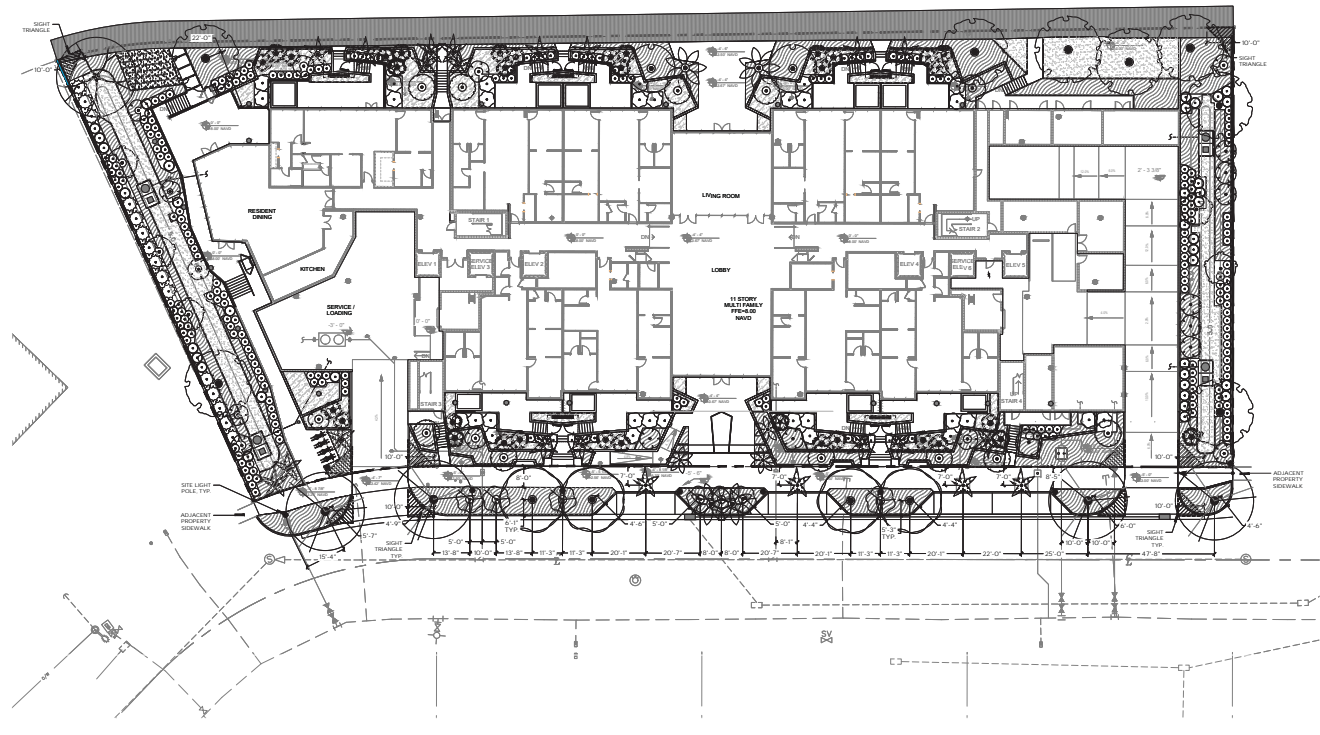
TREE#	CODE	CITY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CALIBER	CONT.	SPECIFICATIONS
10	AA	22	Alexander Palm	<i>Archontophoenix alexandriae</i>	N	See Plan	10' - 16' CT	FG		Straight Trunk, Very Heights
11	TR	34	Florida Thatch Palm	<i>Thrinax rotata</i>	Y	See Plan	8' - 10' CT	FG		Straight Trunk, Min 7 Fronds
12	SP	4	Specimen Palm	(See Specifications)	N	See Plan	Varies	Varies		Varying Species: - <i>Carayaca palm</i> / <i>Chorizanthe alba</i> - <i>Chorizanthe alba</i> / <i>Chorizanthe alba</i> - <i>Chorizanthe alba</i> / <i>Chorizanthe alba</i> - <i>Sabalina Palm</i> / <i>Sabalina Palm</i> - <i>Sabalina Palm</i> / <i>Sabalina Palm</i>
13	SHRUBS	217	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT.		SPECIFICATIONS
14	PSL	26	Savanna Coffee	<i>Psychotria spathulata</i>	Y	See Plan	30" HT & 24" SW	7 gal		Full to Bush
15	CHB	23	Horizontal Coccoloba	<i>Chrysothamnus toxic</i> / <i>Verticillium</i>	Y	See Plan	2' - 3' DA	7 gal		Bush, Full to Bush
16	NLS	30	Native Large Shrub	(See Specifications)	Y	See Plan	5' - 7' DA	29 gal		Varying Species: - <i>West Stagger</i> / <i>Eugenia thomasi</i> - <i>Jamison Caper</i> / <i>Guadalupe cyrtophallophora</i>
17	SER	15	Silver Saw Palmetto	<i>Serenoa repens</i> / <i>Miami Select</i>	Y	See Plan	4' DA	100 gal		Full Structure
18	SHRUB AREAS	247	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT.		SPECIFICATIONS
19	2,883 sf	Land Plant Mix	(See Specifications)	Mixed	Varies	Varies	Varies			20% - <i>Live Palm</i> / <i>Stemmadium strictum</i> - <i>Ligustrum</i> / <i>Ligustrum</i> - <i>West Palm</i> / <i>Miconia</i> - <i>West Palm</i> / <i>Miconia</i> - <i>West Palm</i> / <i>Miconia</i> - <i>West Palm</i> / <i>Miconia</i>
20	GROUND COVERS	7,849 sf	Ground Cover Mix	(See Specifications)	Mixed	Varies	Varies			20% - <i>Live Palm</i> / <i>Stemmadium strictum</i> - <i>Ligustrum</i> / <i>Ligustrum</i> - <i>West Palm</i> / <i>Miconia</i> - <i>West Palm</i> / <i>Miconia</i> - <i>West Palm</i> / <i>Miconia</i> - <i>West Palm</i> / <i>Miconia</i>
21	SHRUBS	2,318 sf	Emerald Zoya	<i>Zoya japonica</i> / <i>Emerald</i>	N	See Plan				No Gaps

PREVIOUS REQUIREMENTS		
per U.L.D.R. Section 47-21.12(8)(14)		
Pervious Area at Grade	Min. Required	Proposed
Pervious Area (67.010 SF X 25%)	16,752.5 SF	16,788 SF
* A minimum of twenty-five (25%) pervious area is required for single and multiple family development.		

NET LOT AREA TREE REQUIREMENTS		
per U.L.D.R. Section 47-21.13(8)(1)		
Net Lot Area (6,752.5 SF)	Min. Required	Proposed
Net Lot Area Trees (1 per 1,000 SF)	16.75	17+
Shade Tree (20% of Net Lot Trees)	3.35	4+
Net Lot Shrubs (12 per 1,000 SF)	201.04	202+

STREET TREE REQUIREMENTS		
per U.L.D.R. Section 47-21.13(8)(16)		
Trees R.O.W. (1 Tree/40 LF)	Min. Required	Proposed
East Property Line 371 LF	9.275 Trees	8 Shade Trees & Small Trees & Palms

VUA LANDSCAPE REQUIREMENTS		
per U.L.D.R. Section 47-21.12		
Vehicular Use Area (861 SF)	Min. Required	Proposed
Vehicular Use Landscape Area (861 SF X 20%)	172.2 SF	173 SF
VUA Trees (1 per 1,000 SF)	0.861	1.0
Shade Tree (25% of VUA) 3.5" caliper	0.215	0.0
Shade Tree (25% of VUA) 2.5" caliper	0.215	0.0
Flowering Tree (20% of VUA)	0.172	0.0
Palm Tree (20% of VUA)	0.172	1.0
Optional Species (30% of VUA)	0.0861	0.0
VUA Shrubs (6 per 1,000 SF)	5.166	6+



Project:
OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FLORIDA 33304

REVISIONS & MILESTONES	
NO.	DESCRIPTION
1	DRG APPLICATION SUBMITTAL
2	DRG LANDSCAPE COMMENTS
3	REVISED NOTES

PROJECT INFORMATION	
PROJECT NO.	2024
DRAWN BY	SD/GO
CHECKED BY	RE/GO
DATE	DECEMBER 11, 2024
SCALE	1" = 20' 0"

PLANTING PLAN & CHARTS
 - GROUND FLOOR
L4-01

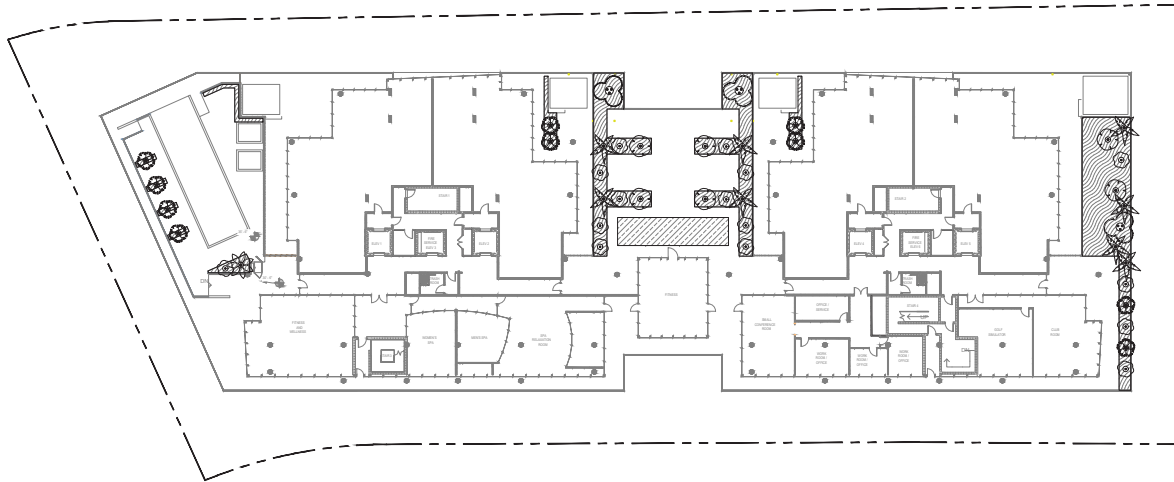
FOR DRG REVIEW ONLY - NOT FOR CONSTRUCTION

PROJECT PATH: X:\PROJECT\1520204 - OLAKINO HOUSE\DRAWINGS\CADENCE\DWG\L4-02_PLANTING_PLAN.DWG

PLANT SCHEDULE - 4th FLOOR AMENITY LEVEL

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
ST	6	Native Small Tree	Native Small Tree		Y	See Plan	6' - 8' OA	45 gal	Varying Species Wax Myrtle / Myrica cerifera Ligustrum Virex / Galium sanctum Jolewood / Jacquinia keyensis
PALMS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
AA	8	Alexander Palm	Archontophoenix alexandrae	N	See Plan	10' - 16' CT	FG		Straight Trunk, Varying Heights
TR1	10	Florida Thatch Palm	Thrinax radiata	Y	See Plan	8' - 10' CT	FG		Straight Trunk, Min. 7 Fronds
TR2	3	Florida Thatch Palm	Thrinax radiata	Y	See Plan	8' - 12' CT	FG		Triple Trunk
SP	1	Specimen Palm	Specimen Palm	N	See Plan	Varies	Varies		Varying Species - Caranday Palm / Copernicia alba - Canary Island Date Palm / Phoenix canariensis - Maypan Coconut Palm / Cocco nucifera 'Maypan' - Sabalpalm Palm / Sabal palmetto
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS
NLS	15	Native Large Shrub	Native Large Shrub	Y	See Plan	5' - 7' OA	25 gal		Full Structure
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS	
2,648 sf	Ground Cover Mix	Ground Cover Mix		Mixed	Varies	Varies	Varies		Golden Creeper / Eriocaulon littorale 20% Liriope / Liriope muscari 20% Native Sword Fern / Nephrolepis exaltata 20% Sunshine Mimosa / Mimosa strigillosa 20% Coontie / Zamia floridana 10% Beach Lily / Hemerocallis latifolia 10%
SOD/SEED	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	SPACING	SIZE	CONT	SPECIFICATIONS	
441 sf	Artificial Turf	Artificial Turf		N					

NATIVE TREE & PALM PERCENTAGE: 67.9% (9 of 28)
 NATIVE SHRUB PERCENTAGE: 100% (15 of 15)
 NATIVE GROUND COVER PERCENTAGE: 80.0% (2,118 SF of 2,648 sf)



Project:
OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FLORIDA 33304

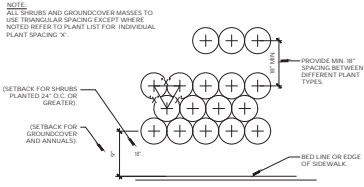
NO.	DESCRIPTION	DATE
1	DRC APPLICATION RESUBMITTAL	01/12/21

PROJECT INFORMATION

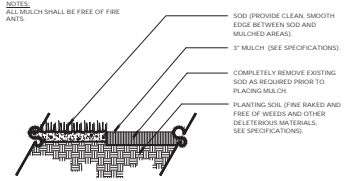
PROJECT NO. 1520204
 DRAWN BY: S2020
 CHECKED BY: RE/CC
 DATE: DECEMBER 11, 2020
 SCALE: 1" = 20'-0"

PLANTING PLAN - 4th FLOOR AMENITY LEVEL
L4-02

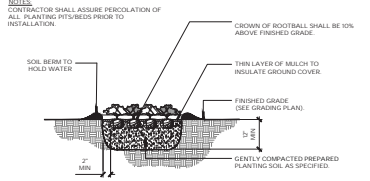
FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION



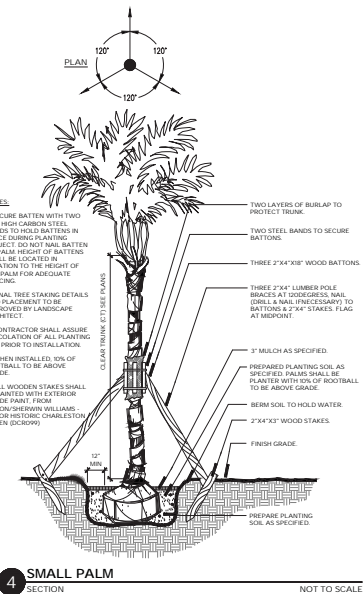
1 TYPICAL PLANT LAYOUT
PLAN SCALE: 1" = 1'-0"



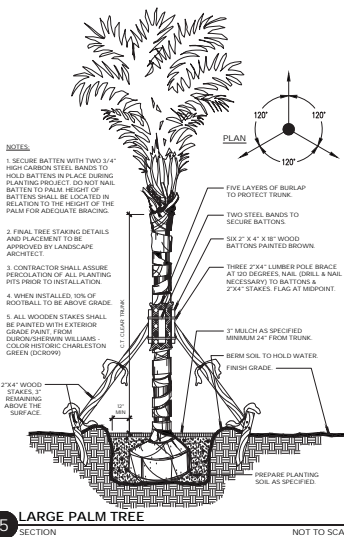
2 MULCH
SECTION SCALE: 1" = 1'-0"



3 GROUND COVER
SECTION SCALE: 1" = 1'-0"



4 SMALL PALM
SECTION NOT TO SCALE



5 LARGE PALM TREE
SECTION NOT TO SCALE



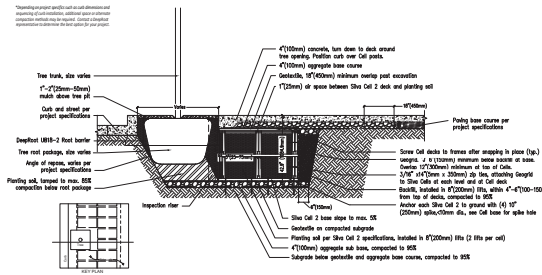
Project:
OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FLORIDA 33304

NO.	DESCRIPTION	DATE
1	DWG APPLICATION RESUBMITTAL	03/13/21

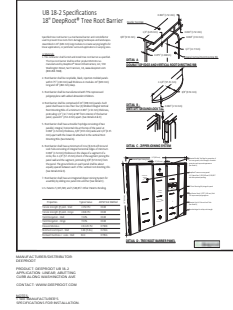
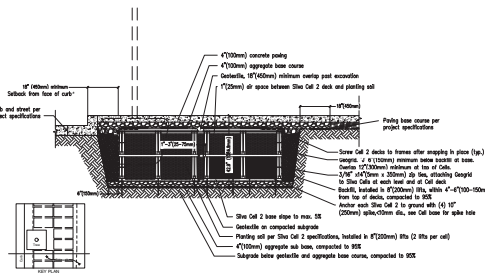
PROJECT INFORMATION	
PROJECT NO.	15-009
ISSUED BY	SD/GCD
CHECKED BY	RE/GCD
DATE	MARCH 9, 2021
SCALE	AS SHOWN

PLANTING DETAILS
L5-00

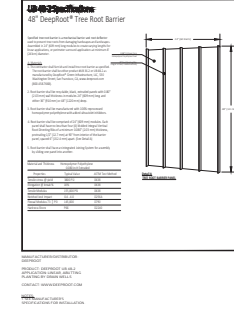
FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION



1 DEEPROOT® SILVA CELLS - STREETSCAPE APPLICATION
2X SILVA CELL SYSTEM CONCRETE PAVING ON AGGREGATE
 SECTION NOT TO SCALE



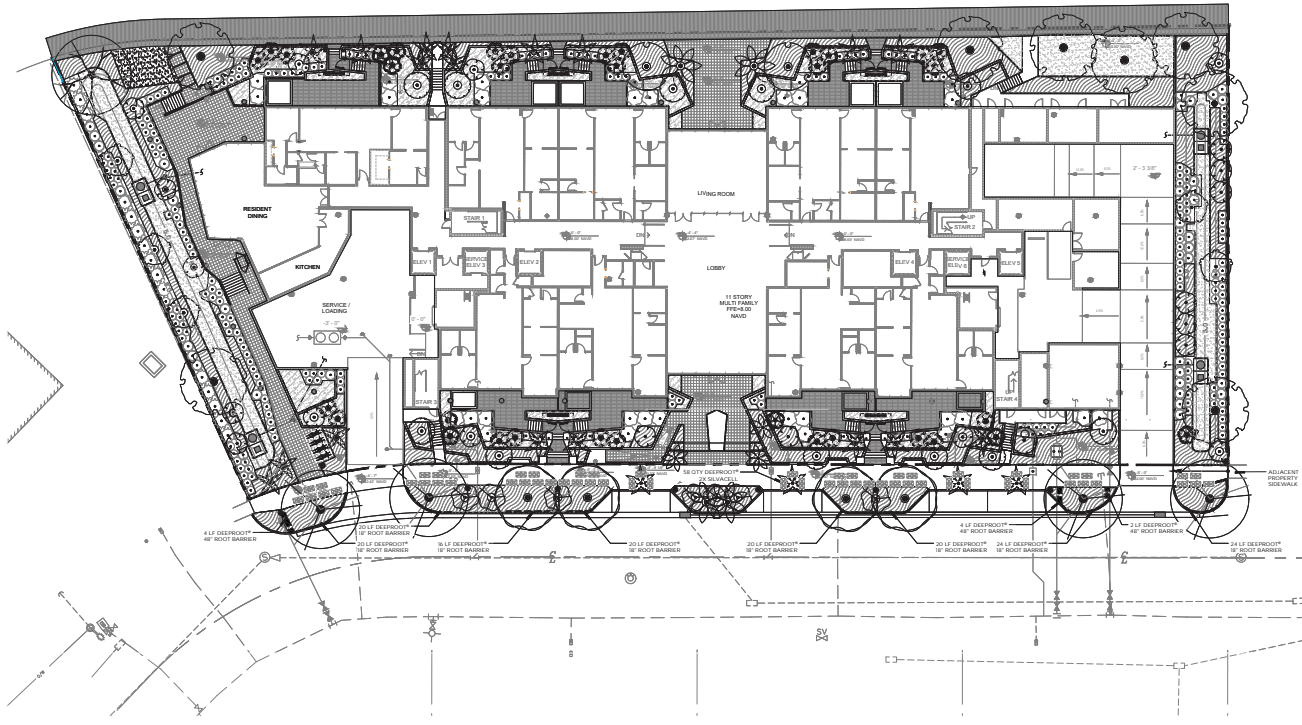
2 TREE ROOT BARRIER - 18\"
 CUT SHEET NOT TO SCALE



3 TREE ROOT BARRIER - 48\"
 CUT SHEET NOT TO SCALE

SILVA CELL LEGEND		
Symbol	Definition	Totals
■	DeepRoot® Silva Cell 2X Silva Cell (Height 30.9") System for Concrete Paving on Aggregate Base	58 QTY
■	DeepRoot® 18" Root Barrier	164 LF
■	DeepRoot® 48" Root Barrier	14 LF

- NOTES:**
- Field adjustments to Silva Cell to accommodate existing utilities, site poles, light poles, meters, etc. is allowed. Spacing between Silva Cells must not exceed allowable maximum spacing as stipulated by manufacturer.
 - Root barrier shall be included where applicable to discourage utility impacts.



FOR DRC REVIEW ONLY - NOT FOR CONSTRUCTION



Project:
OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FLORIDA 33304

REVISIONS & MILESTONES	
NO.	DESCRIPTION
1	DRC APPLICATION SUBMITTAL
2	DRC LANDSCAPE COMMENTS
3	REVISED NOTES

PROJECT INFORMATION	
PROJECT NO.	16-00
TRAVELWAY / ROAD	
CHG'D BY / REV'G	
DATE / DECEMBER 11, 2020	
SCALE	1" = 20'-0"

SILVA CELL PLAN
L6-00

DRC SUBMITTAL FOR OLAKINO HOUSE

551 BAYSHORE DRIVE
FT. LAUDERDALE, FLORIDA 33304

GENERAL NOTES

- ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1888 (NAVD 1888). REFERENCE BENCH MARK USED: CITY OF FORT LAUDERDALE BENCHMARK #NE 560, ELEV.=6.805 (NAVD 88).
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY McLAUGHLIN ENGINEERING COMPANY (LB#285), 1700 N.W. 64th STREET, FORT LAUDERDALE, FLORIDA, 33309, DATED 12TH DAY OF DECEMBER, 2002. RESURVEYED ON 12TH DAY OF NOVEMBER, 2020.
- THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE AE ELEVATION 5 FEET, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 125105 0268 H, DATED AUGUST 16, 2014.

ADA COMPLIANCE NOTES

- THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH FRC 6TH EDITION (2017) AND THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND PER APPLICABLE FDOT INDICES 504, 510 & 515. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%), CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%), RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%).
- PLANTERS, TREE GRATES AND OTHER ELEMENTS MUST BE FLUSH AND ADA COMPLIANT. PAVERS ON PEDESTRIAN PATH MUST BE FLUSH, FIRM, STABLE AND HAVE NO OPEN JOINTS.
- ALL DETECTABLE WARNINGS TO BE IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE 527 TESTED MATERIAL, TYPE & COLOR, LATEST EDITION (7/7/16).

DEMOLITION NOTES

- EXISTING CONDITIONS SHOWN BASED UPON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO INITIATING WORK. SEE SURVEY PREPARED BY McLAUGHLIN ENGINEERING COMPANY (LB#285), DATED 12TH DAY OF DECEMBER, 2002. RESURVEYED ON 12TH DAY OF NOVEMBER, 2020.
- ALL EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES.
- ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH. IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
- THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.
- ALL EXISTING UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, GAS, POWER & TELEPHONE SHALL BE TERMINATED AT PROPERTY LINE (AND WORK LIMITS) AND REMOVED WITHIN THE DEMOLITION LIMITS. CONTRACTOR SHALL COORDINATE WITH EACH AFFECTED UTILITY COMPANY.
- ALL DEMOLITION DEBRIS, EQUIPMENT AND APPURTENANCES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF-SITE IN AN APPROVED MANNER, UNLESS OTHERWISE DESIGNATED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL HAUL ROUTES, TO AND FROM THE SITE, FROM ALL REQUIRED AGENCIES/MUNICIPALITIES.



LOCATION MAP

SECTION 01 TOWNSHIP 90 SOUTH RANGE 42 EAST

FOLIO NO: 5042-01-04-0000
5042-01-04-0010
5042-01-04-0020
5042-01-04-0030

LEGAL DESCRIPTION

LOTS 3, 4, 5, AND 6, BLOCK 7, BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, AND CONTAINING 67,011 SQUARE FEET OR 1.5384 ACRES, MORE OR LESS.

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPIRICES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND MATCH EXISTING.
- ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS TO BE PROVIDED ON THE SITE PLAN IN CONFORMANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCHTED) AND MUTCD STANDARDS.
- ALL OFFSITE PAVEMENT MARKINGS AND SIGNAGE SHALL BE APPROVED BY BCHTED.
- SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH CITY/COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE, WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 705 AND SECTION 970 OF THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPM'S IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.

PAVING-GRADING-DRAINAGE NOTES

- HORIZONTAL AND VERTICAL CONTROL POINTS SHALL BE PROVIDED BY THE OWNER. ALL CONSTRUCTION LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT CONTROL POINTS ARE DISTURBED BY CONTRACTOR, CONTRACTOR SHALL PAY FOR ALL RESETTing OF CONTROL POINTS.
- GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES SHOULDERS, SLOPES, INTERSECTIONS, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENT AND GRADES SHOWN IN THESE DRAWINGS.
- DRAINAGE STRUCTURES SHALL BE AS DETAILED IN THESE DRAWINGS. DRAINAGE PIPE TO BE CORRUGATED POLYETHYLENE.
- WHERE APPLICABLE, SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
- ASPHALTIC PAVEMENTS SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE; AND/OR, SHALL MEET CITY OF FT. LAUDERDALE STANDARDS IN ROADWAY RIGHT-OF-WAY.
- CONCRETE CURB, SIDEWALK AND SLABS SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS SHOWN IN THESE DRAWINGS.
- ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
- ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.
- FINAL GRADING OF LANDSCAPING AREAS SHALL BE COORDINATED IN THE FIELD WITH ENGINEER/LANDSCAPE ARCHITECT. COMPACTED FILL IN LANDSCAPED AREAS SHALL BE PLACED SUCH THAT 6 INCHES OF TOP SOIL MAY BE PLACED BETWEEN THE COMPACTED FILL AND FINISHED GRADE.
- TESTING LABORATORY SHALL BE RETAINED BY THE CONTRACTOR TO VERIFY SPECIFIED COMPACTION DENSITY AND CONCRETE STRENGTH. FAILURE OF ANY TESTING TO MEET SPECIFIED REQUIREMENTS SHALL BE DENIED NON-COMPLYING.
- COORDINATE ALL SPECIALTY PAVEMENTS WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS.

UTILITY CONTACTS

CITY OF FORT LAUDERDALE MR. CRAIG BARRETT PHONE : (954) 828-5875	AT&T DISTRIBUTION MR. DINO FARRUGGIO PHONE : (561) 683-2729
CROWN CASTLE NG FIBERING TEAM PHONE : (888) 632-0931 EXT. 2	TECO PEOPLES GAS-SOUTH FLORIDA MS. JOAN DOMNING PHONE : (813) 275-3783
FLORIDA POWER & LIGHT-SUBAQUEOUS MR. JOEL BRAY PHONE : (386) 586-6403	HOTWIRE COMMUNICATIONS MR. WALTER DAVILA PHONE: (954) 699-0900
FLORIDA POWER & LIGHT-BROWARD MR. JOEL BRAY PHONE : (386) 586-6403	MCI MCI/UDI INVESTIGATIONS PHONE : (489) 886-4091
COMCAST CABLE MR. JOHN SCOTT STRAHN PHONE : (561) 227-3474	

INDEX OF DRAWINGS

SHT. NO.	TITLE
COVER	COVER SHEET, LOCATION MAP AND NOTES
C-1	GENERAL NOTES
PMS-1	PAVING MARKING AND SIGNAGE PLAN
PGD-1	PAVING-GRADING-DRAINAGE PLAN
PGD-2	SITE DETAILS
PGD-3.0	SITE SECTIONS
PGD-3.1	SITE SECTIONS
PGD-4	DRAINAGE DETAILS
WS-1	WATER AND SEWER NOTES
WS-2	WATER AND SEWER PLAN
WS-3	WATER AND SEWER PROFILES
WS-4	WATER DETAILS
WS-5	SEWER DETAILS
SWPPP-1	STORMWATER POLLUTION PREVENTION NOTES
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN
TP-1	LOADING TRUCK PATH PLAN



9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
PE-57556

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
Fort Lauderdale, Florida 33304
Folio No. 5042-01-04-0600/0610/0620/0630

DRC SUBMITTAL (03/12/2021) - NOT FOR CONSTRUCTION

ALCANTARA VENTURES
2999 Alhambra Circle, Suite 510
Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: G.G.G.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

SCALE: AS SHOWN

SHEET TITLE:

COVER SHEET, LOCATION MAP AND NOTES

SHEET NUMBER:

COVER

X:\MIA\2020\20207034\Design\Design\Final_Cover_Sheet_3/12/2021 12:44 PM

GENERAL CONSTRUCTION NOTES

- NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM THE CITY OF FORT LAUDERDALE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, MOVING AND RELOCATING OR REPLACING ALL WATER SERVICES OR SEWER LATERALS WHICH ARE ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN FOR WATER SERVICE AND WASTEWATER SERVICE DISRUPTION FOR APPROVAL 7 (SEVEN) CALENDAR DAYS PRIOR TO THE ANTICIPATED DISRUPTION. THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNERS 48 HOURS IN ADVANCE OF ANY WORK ON THEIR SERVICES. THIS WORK SHALL BE CONSIDERED INCIDENTAL.
- THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES. WHETHER SHOWN ON THE PLANS OR NOT, ALL PLAN LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTOR IS TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-9770 AND ALL OTHER PARTICIPATING UTILITIES 2 FULL BUSINESS DAYS PRIOR TO CONSTRUCTION FOR FIELD MARKUP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.
- THE CONTRACTOR MUST INFORM THE CITY AT LEAST 48-HOURS IN ADVANCE OF CONSTRUCTION, IN WRITING IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS FOR CLARIFICATION BY THE CITY.
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF THE CITY OF FORT LAUDERDALE AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE TO COORDINATE ANY ACTIVITY TO BE PERFORMED BY THE CITY'S UTILITIES DEPARTMENT.
- CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE EXISTING RIGHTS-OF-WAY.
- IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN THIN LINES. NEW CONSTRUCTION IS IN HEAVY LINES AND/OR UNDERLINED.
- ALL WORK WITHIN STATE DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH FDOT SPECIFICATIONS AND PERMIT REQUIREMENTS.
- ALL WORK WITHIN BROWARD COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE BROWARD COUNTY MINIMUM STANDARDS AND/OR REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL LOCAL CITY, COUNTY AND STATE REGULATIONS PERTAINING TO THE CLOSING OF PUBLIC STREETS FOR USE OF TRAFFIC DURING CONSTRUCTION.
- CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC (MOT) PLANS TO FDOT, CITY OF FORT LAUDERDALE, BROWARD COUNTY AS REQUIRED FOR WORK TO BE DONE WITHIN THEIR R/W PRIOR TO COMMENCEMENT OF WORK. SPECIFIC AGENCY MOT REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- STATIONS SHOWN ON THE DRAWINGS ARE BASED ON THE ESTABLISHED BASELINE AND SHALL NOT BE CONSIDERED AS DISTANCES OR AS A MEASURE OF THE LINEAR FOOTAGE OF PIPE TO BE INSTALLED.
- IN GENERAL, INTENT IS TO PROVIDE SEWER SERVICE LATERALS FOR EACH PROPERTY. ALL LATERAL LOCATIONS SHALL BE FIELD ADJUSTED.
- CONTRACTOR SHALL MAINTAIN ACCESS TO PRIVATE PROPERTY AT ALL TIMES.
- ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS SHALL NOT BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT ADEQUATE PROTECTION.
- CONTRACTOR SHALL PROMPTLY REPAIR AND RESTORE EXISTING PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, RESIDENTIAL AND COMMERCIAL SPRINKLER LINES, CONDUIT, CABLES, ETC. AND LANDSCAPE AREAS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AS REQUIRED BY AGENCIES HAVING JURISDICTION OVER THE PROJECT AND/OR WHEN REQUIRED FOR PUBLIC SAFETY.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF WORK, FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- LOCATION OF AIR RELEASE VALVES MAY BE FIELD ADJUSTED BY THE ENGINEER OR CITY OF FORT LAUDERDALE AS NECESSARY.
- CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAIN WITH ASPHALT.
- EXISTING TRAFFIC SIGNS SHALL BE RESET UPON COMPLETION PER FDOT STANDARDS. COST SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED TRAFFIC SIGNAL LOOPS PER BROWARD COUNTY TRAFFIC ENGINEERING SPECIFICATIONS. COST SHALL BE INCIDENTAL.
- CONTRACTOR SHALL RESTORE EXISTING PAVEMENT AND PAVEMENT MARKINGS/DOCUMENTS TO ORIGINAL PRE-CONSTRUCTION CONDITION OR AS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS. THIS WORK SHALL BE CONSIDERED INCIDENTAL.
- ALL CONSTRUCTION WITHIN FDOT R/W MUST CONFORM WITH FDOT SPECIFICATIONS, STANDARDS, AND PERMIT REQUIREMENTS. NO WORK SHALL COMMENCE WITHIN FDOT R/W WITHOUT AN FDOT PERMIT. FULL LANE WIDTH RESTORATION TO MATCH EXISTING PAVEMENT SECTION IS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS FOR PROPOSED WORK WITHIN FDOT R/W.
- SEWER LATERALS SHALL BE PROVIDED FOR EACH PROPERTY.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS BEFORE STARTING CONSTRUCTION.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

GENERAL NOTES - TRAFFIC CONTROL PLAN

- THE TRAFFIC CONTROL PLANS FOR THE PROJECT SHALL COMPLY WITH THE LATEST EDITION OF THE ROADWAY AND TRAFFIC CONTROL STANDARDS, INDEX NO. 600-650, MUTCD AND THE STANDARD SPECIFICATIONS. THE CONTRACTOR'S RESPONSE TIME TO ALL REPORTED MALFUNCTIONS OF TRAFFIC SIGNALS WITHIN THE PROJECT LIMITS SHALL BE NO MORE THAN TWO (2) HOURS AND SHALL RESTORE ALL MALFUNCTIONING TRAFFIC SIGNAL EQUIPMENT TO ITS LEVEL OF OPERATION PRIOR TO THE MALFUNCTIONING WITHIN TWENTY-FOUR (24) HOURS. DURING THIS TIME THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE TEMPORARY TRAFFIC CONTROL DEVICES, FLAGGERS PERSONNEL AND LAW ENFORCEMENT PERSONNEL AS NECESSARY TO MAINTAIN A SAFE AND EFFICIENT FLOW OF TRAFFIC AT THE AFFECTED WORK ZONE. THE ENGINEER OR THE CITY OF FORT LAUDERDALE SHALL APPROVE ALL MODIFICATIONS PRIOR TO THEIR IMPLEMENTATION.
- THE CONTRACTOR SHALL MAINTAIN PROPER OPERATION OF ALL TRAFFIC SIGNAL LOOP ASSEMBLIES AND LOOP DETECTORS WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL CORRECT ALL LOOP ASSEMBLY/DETECTOR MALFUNCTIONS WITHIN 24 HOURS OF NOTIFICATION OF SUCH MALFUNCTIONS BY THE ENGINEER.
- THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED). ALL SYSTEM COMMUNICATIONS EQUIPMENT, CABLEING AND RELATED MATERIAL SHALL COMPLY WITH BROWARD COUNTY'S LATEST EDITION OF MINIMUM STANDARDS AS EXPRESSED IN THE "STANDARDS AND SPECIFICATIONS - COMMUNICATION INFRASTRUCTURE" DOCUMENT. ALSO REFER TO THE COUNTY'S COMMUNICATIONS PROCEDURES AND POLICIES. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION WILL NOT ACCEPT ANY PROJECTS THAT DO NOT MEET THESE STANDARDS AND SPECIFICATIONS. FOR A COPY OF THESE STANDARDS REFER TO BROWARD COUNTY WEB SITE AT WWW.BROWARD.ORG/TRAFFIC UNDER PUBLICATIONS OR CONTACT ROBERT BLOUNT, COMMUNICATIONS MANAGER AT RBLOUNT@BROWARD.ORG.
- A REGULATORY SPEED OF 25 MPH SHALL BE POSTED WITHIN THE LIMITS OF THE WORK ZONE.
- EXISTING SIGNS AND PAVEMENT MARKINGS THAT CONFLICT WITH CONSTRUCTION SIGNS AND MARKINGS SHALL BE REMOVED DURING CONSTRUCTION. ALL EXISTING SIGNS THAT ARE REMOVED SHALL BE STOCKPILED IN A SECURE PLACE AND REINSTALLED AFTER CONSTRUCTION. REMOVE AND REPLACE ANY GROUND MOUNT SIGN BY USE OF ROCK NO. 811.
- THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND PREVENT AVERSE FLOODING OF THE TRAVEL LANES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE CITY OF FORT LAUDERDALE FOR ANY AND ALL CONSTRUCTION ACTIVITIES TO BE PERFORMED AT NIGHT. NO LANE CLOSURE SHALL BE ALLOWED BETWEEN THE HOURS OF 6:00 AM TO 9:00 AM AND 4:00 PM TO 7:00 PM, MONDAY THROUGH FRIDAY UNLESS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY TWO (2) BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION INVOLVING ITS UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. SEE SPECS FOR LIST OF UTILITY COMPANIES.
- TRAFFIC CONTROL ON ALL COUNTY RIGHTS-OF-WAY SHALL MEET THE ADDITIONAL REQUIREMENTS OF THE BROWARD COUNTY ENGINEERING DEPARTMENT.
- THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING.
- CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC PLAN (MOT) WHERE REQUIRED BY FEDERAL, STATE, COUNTY, OR LOCAL AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS AND PERMITS ASSOCIATED WITH THE MOT'S. ALL MOT'S TO BE AT'S CERTIFIED.
- THE CONTRACTOR SHALL ALSO COORDINATE THE CONSTRUCTION SCHEDULE WITH FDOT, BROWARD COUNTY AND THE CITY OF FORT LAUDERDALE TO AVOID LANE CLOSURES WHICH WOULD ADVERSELY AFFECT TRAFFIC DURING RUSH HOUR.

MAINTENANCE OF TRAFFIC SCHOOL/PEDESTRIAN

- THE MAINTENANCE OF TRAFFIC PLAN, PROVIDED BY THE CONTRACTOR, SHALL INCLUDE PROVISIONS FOR PEDESTRIAN AND/OR SCHOOL STUDENT TRAFFIC AS WELL AS VEHICULAR TRAFFIC. THE FOLLOWING ARE MINIMUM REQUIREMENTS.
 - THE SAFE WALK ROUTE FOR ALL SCHOOL STUDENTS WITHIN THE VICINITY OF THE CONSTRUCTION ZONE SHALL BE MAINTAINED DURING THE TIMES STUDENTS ARE ARRIVING AT OR LEAVING SCHOOL. IF THE CURRENT WALKING ROUTE CAN NOT BE MAINTAINED, THEN A TEMPORARY ROAD-ROCK 4' WALK WAY SHALL BE CREATED. THE SAFE WALK ROUTE SHALL BE SEPARATED FROM THE CONSTRUCTION ACTIVITY BY THE 4' HIGH ORANGE CONSTRUCTION FENCE FOR THE ENTIRE LENGTH OF THE PROJECT OR THE LENGTH OF THE WALK ROUTE, WHICHEVER IS LESS.
 - ALL CONSTRUCTION EQUIPMENT AROUND ANY DESIGNATED CROSSWALK SHALL CEASE TO OPERATE DURING THE TIMES STUDENTS ARE ARRIVING AT OR LEAVING SCHOOL. ALL CONSTRUCTION EQUIPMENT ADJACENT TO A DESIGNATED WALK ROUTE SHALL CEASE OPERATING UNLESS SATISFACTORILY BARRICADED FROM THE WALK ROUTE.
 - IN THE CASE THAT A DESIGNATED CROSSING OR ANY PORTION OF THE DESIGNATED WALK ROUTE CAN NOT BE MAINTAINED, THEN THE CONTRACTOR SHALL NOTIFY THE SPECIAL PROJECTS COORDINATOR AT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, (954) 847-2671, A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO CLOSING THAT ROUTE IN ORDER THAT AN ALTERNATE CROSSING/ROUTE CAN BE ESTABLISHED.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ANY NECESSARY PAVEMENT, ROAD ROCK, PAVEMENT MARKING AND SIGNAGE AND/OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN EXISTING OR ALTERNATE WALK ROUTE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE STATE CERTIFIED SCHOOL CROSSING GUARDS OR OFF DUTY POLICE OFFICERS TO CROSS STUDENTS AT ANY LOCATIONS OTHER THAN THOSE PREVIOUSLY DESIGNATED. THE CONTRACTOR MAY USE FLAG MEN, ONLY IF THEY ARE STATE CERTIFIED AS A SCHOOL CROSSING GUARD.
 - THIRTY (30) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE SPECIAL PROJECTS COORDINATOR AT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, (954) 847-2671, TO ARRANGE A PRE-CONSTRUCTION - SCHOOL SAFETY MEETING.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE BROWARD COUNTY SCHOOL BOARD PUPIL TRANSPORTATION DEPARTMENT, (754) 321-4440, TO ARRANGE A PRE-CONSTRUCTION - SCHOOL BUS ROUTE MEETING. THIS MEETING IS TO DETERMINE ALL BUS ROUTES AND TO MAKE ANY NECESSARY ARRANGEMENTS FOR REDROUTING. THIS MEETING SHALL INCLUDE THE SPECIAL PROJECTS COORDINATOR FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION, (954) 847-2671.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SAFE AND ADEQUATE WALKING SURFACE FOR ALL SCHOOL CHILDREN/PEDESTRIANS. THE SAFE WALK ROUTE SHALL BE PART OF THE MAINTENANCE OF TRAFFIC PLAN.

GENERAL NOTES-BROWARD COUNTY TRAFFIC ENGINEERING DEPT.

ALL PARTIES NOTE THE FOLLOWING:

DIRECTIONAL BORES, UTILITY CONNECTIONS, THE PLACEMENT OF NOT AND ADVANCE SIGNAGE MAY BY THEIR PLACEMENT, DAMAGE/DESTROY THE COMMUNICATIONS CABLE/CONDUIT LOCATED INSIDE AND OUTSIDE THE PROJECT AREA. ADDITIONALLY, CURB/GUTTER/SIDEWALK REMOVAL/PLACEMENT, RELOCATION OF TREES, LANDSCAPING ACTIVITIES AND IRRIGATION ACTIVITIES ARE POTENTIAL CAUSES FOR DAMAGE TO BCTED'S COMMUNICATION CABLE/CONDUIT. ALL PARTIES SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN PROXIMITY TO THE COMMUNICATIONS CABLE/CONDUIT.

ANY ABOVE PROJECT ACTIVITY, INCIDENTAL OR OTHERWISE, WHICH IMPACTS OR DAMAGES THE COMMUNICATIONS CABLE/CONDUIT, SHALL BE SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS BELOW.

COMMUNICATIONS NOTES

THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED). ALL SYSTEM COMMUNICATIONS EQUIPMENT, CABLEING AND RELATED MATERIAL SHALL COMPLY WITH BROWARD COUNTY'S LATEST EDITION OF MINIMUM STANDARDS AS EXPRESSED IN THE "STANDARDS AND SPECIFICATIONS - COMMUNICATION INFRASTRUCTURE" DOCUMENT. ALSO REFER TO THE COUNTY'S COMMUNICATIONS PROCEDURES AND POLICIES. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION WILL NOT ACCEPT ANY PROJECTS THAT DO NOT MEET THESE STANDARDS AND SPECIFICATIONS. FOR A COPY OF THESE STANDARDS REFER TO BROWARD COUNTY WEB SITE AT WWW.BROWARD.ORG/TRAFFIC UNDER PUBLICATIONS OR CONTACT ROBERT BLOUNT, COMMUNICATIONS MANAGER AT RBLOUNT@BROWARD.ORG.

INCLUDE BROWARD COUNTY TRAFFIC ENGINEERING (BCTED) IN ANY NOTICE OF UTILITY OWNERSHIP OR WITHIN A UTILITY OWNERS/CONTACT PERSON TABLE AS BROWARD COUNTY TRAFFIC ENGINEERING 954-487-2745 (BOB BLOUNT).

IF FIBER OPTIC PULL BOXES ALREADY EXIST AT AN INTERSECTION, NO ADDITIONAL PULL BOXES WILL BE INSTALLED.

ALL BCTED COMMUNICATIONS CABLE/CONDUIT SHALL BE LOCATED IN A MINIMUM OF 48 HOURS IN ADVANCE.

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION PROCEDURE FOR NOTIFICATION OF COMMUNICATION DISRUPTION

WHEN COMMUNICATIONS TO AN INTERSECTION MUST BE INTERRUPTED BY A CONTRACTOR TO PERFORM WORK, THE CONTRACTOR SHALL PROVIDE AN ADVANCE TWO DAY NOTICE IN WRITING TO THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. THIS NOTIFICATION SHALL BE CONVEYED VIA ELECTRONIC MAIL (EMAIL) TO THE COMMUNICATIONS MANAGER AT RBLOUNT@BROWARD.ORG. NOTIFICATION SHALL INCLUDE CONTACT PERSON, TELEPHONE NUMBER, PURPOSE, LOCATION AND DURATION. THE DISRUPTION SHALL LAST FOR NO MORE THAN 3 CONSECUTIVE BUSINESS DAYS. WHERE POSSIBLE, THE DISRUPTION SHALL BE AT OFF PEAK HOURS BEGINNING AT 8:00AM AND ENDING AT 3:00PM.

UTILITY DEMOLITION NOTES

- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
- THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.

EARTHWORK NOTES

- ALL DEMOLITION DEBRIS AND EXCESS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF AT AN APPROVED OFF-SITE LOCATION, IN AN APPROVED MANNER, UNLESS OTHERWISE DESIGNATED BY THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL MAUL ROUTES, TO AND FROM THE SITE, FROM ALL REQUIRED AGENCIES/MUNICIPALITIES.



9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:



10/2021
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
PE-57556

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
Fort Lauderdale, Florida 33304
Folio No. 5042-01-04-0600/0610/0620/0630

LOCATION VENTURES
2999 Alhambra Circle, Suite 510
Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: G.G.G.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

SCALE: AS SHOWN

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-1

\\gms01\gsa01\multishare\MP\proj\101\2020\20207034\Design\Design\Files2_C-1 - General Notes
3/17/2021 1:03:37PM



9400 South Dadeland Boulevard
 Suite 601
 Miami, FL 33156
 305 / 378 5555
 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:



3/2/2021
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57556

PROJECT TITLE:
 OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 File No. 5042-01-04-0600/0610/0620/0630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:
 NO. DATE REVISIONS BY

PROJECT INFORMATION:

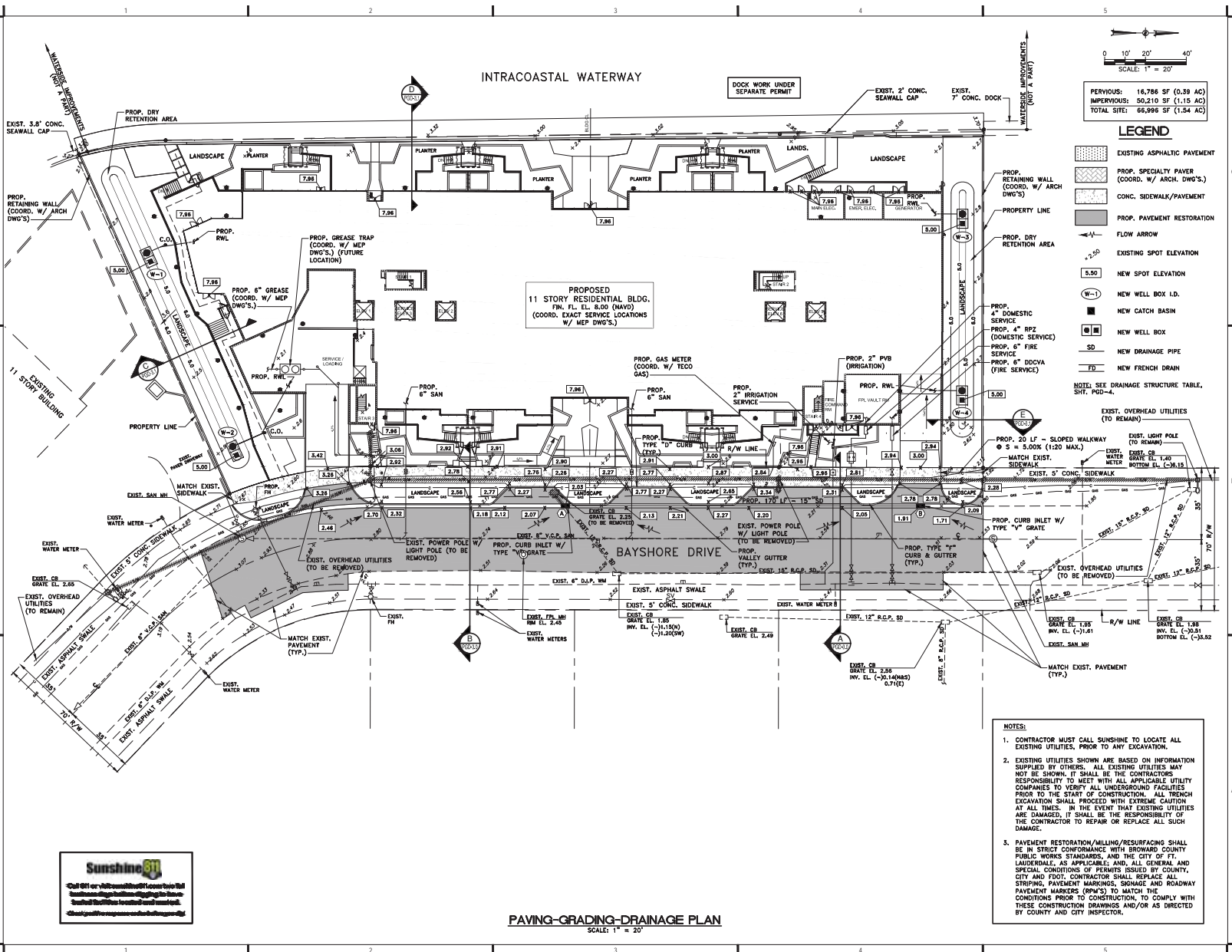
PROJECT NUMBER: 2020-7034
 DATE: 12-03-20
 DRAWN BY: G.G.G.
 CHECKED BY: J.H.
 APPROVED BY: N.H.O.
 SCALE: AS SHOWN

SHEET TITLE:

PAVING-GRADING-DRAINAGE PLAN

SHEET NUMBER:

PGD-1



PERVIOUS: 16,786 SF (0.39 AC)
 IMPERVIOUS: 90,210 SF (1.15 AC)
 TOTAL SITE: 66,996 SF (1.54 AC)

LEGEND

- EXISTING ASPHALTIC PAVEMENT
- PROP. SPECIALTY PAVEMENT (COORD. W/ ARCH DWG'S.)
- CONC. SIDEWALK/PAVEMENT
- PROPERTY LINE
- PROP. PAVEMENT RESTORATION
- FLOW ARROW
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW WELL BOX I.D.
- NEW CATCH BASIN
- NEW WELL BOX
- NEW DRAINAGE PIPE
- NEW FRENCH DRAIN

NOTE: SEE DRAINAGE STRUCTURE TABLE, SHT. PGD-4.

- EXIST. OVERHEAD UTILITIES (TO REMAIN)
- PROP. 20 LF - SLOPED WALKWAY (S = 5.00% (1:20 MAX.))
- EXIST. LIGHT POLE (TO REMAIN)
- EXIST. WATER METER
- EXIST. 5' CONC. SIDEWALK
- MATCH EXIST. SIDEWALK
- EXIST. 5' CONC. SIDEWALK
- PROP. CURB INLET W/ PIPE
- EXIST. OVERHEAD UTILITIES (TO BE REMOVED)
- EXIST. 12' R.C.P. SD
- EXIST. 8' V.C.P. SD
- EXIST. 6' V.C.P. SD
- EXIST. 12' R.C.P. SD
- EXIST. 8' V.C.P. SD
- EXIST. 6' V.C.P. SD
- EXIST. 12' R.C.P. SD
- EXIST. 8' V.C.P. SD
- EXIST. 6' V.C.P. SD
- EXIST. 12' R.C.P. SD
- EXIST. 8' V.C.P. SD
- EXIST. 6' V.C.P. SD
- EXIST. 12' R.C.P. SD
- EXIST. 8' V.C.P. SD
- EXIST. 6' V.C.P. SD

NOTES:

- CONTRACTOR MUST CALL SUNSHINE TO LOCATE ALL EXISTING UTILITIES. PRIOR TO ANY EXCAVATION.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- PAVEMENT RESTORATION/MILLING/RESURFACING SHALL BE IN STRICT CONFORMANCE WITH BROWARD COUNTY PUBLIC WORKS STANDARDS, AND THE CITY OF FT. LAUDERDALE, AS APPLICABLE; AND, ALL GENERAL AND SPECIAL CONDITIONS OF PERMITS ISSUED BY COUNTY, CITY AND FOOT. CONTRACTOR SHALL REPLACE ALL STRIPPING, PAVEMENT MARKINGS, SIGNAGE AND ROADWAY PAVEMENT MARKERS (PMS) TO MATCH THE CONDITIONS PRIOR TO CONSTRUCTION, TO COMPLY WITH THESE CONSTRUCTION DRAWINGS AND/OR AS DIRECTED BY COUNTY AND CITY INSPECTOR.



PAVING-GRADING-DRAINAGE PLAN

SCALE: 1" = 20'

X:\MIA\2020\20207034\Design\Design Files\4_PGD-1 (Plan).dwg
 3/12/2021 1:29 PM



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57558

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5042-01-04-06000610/0620/0630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 110
 Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

DRC SUBMITTAL (03/12/2021) - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: G.G.G.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

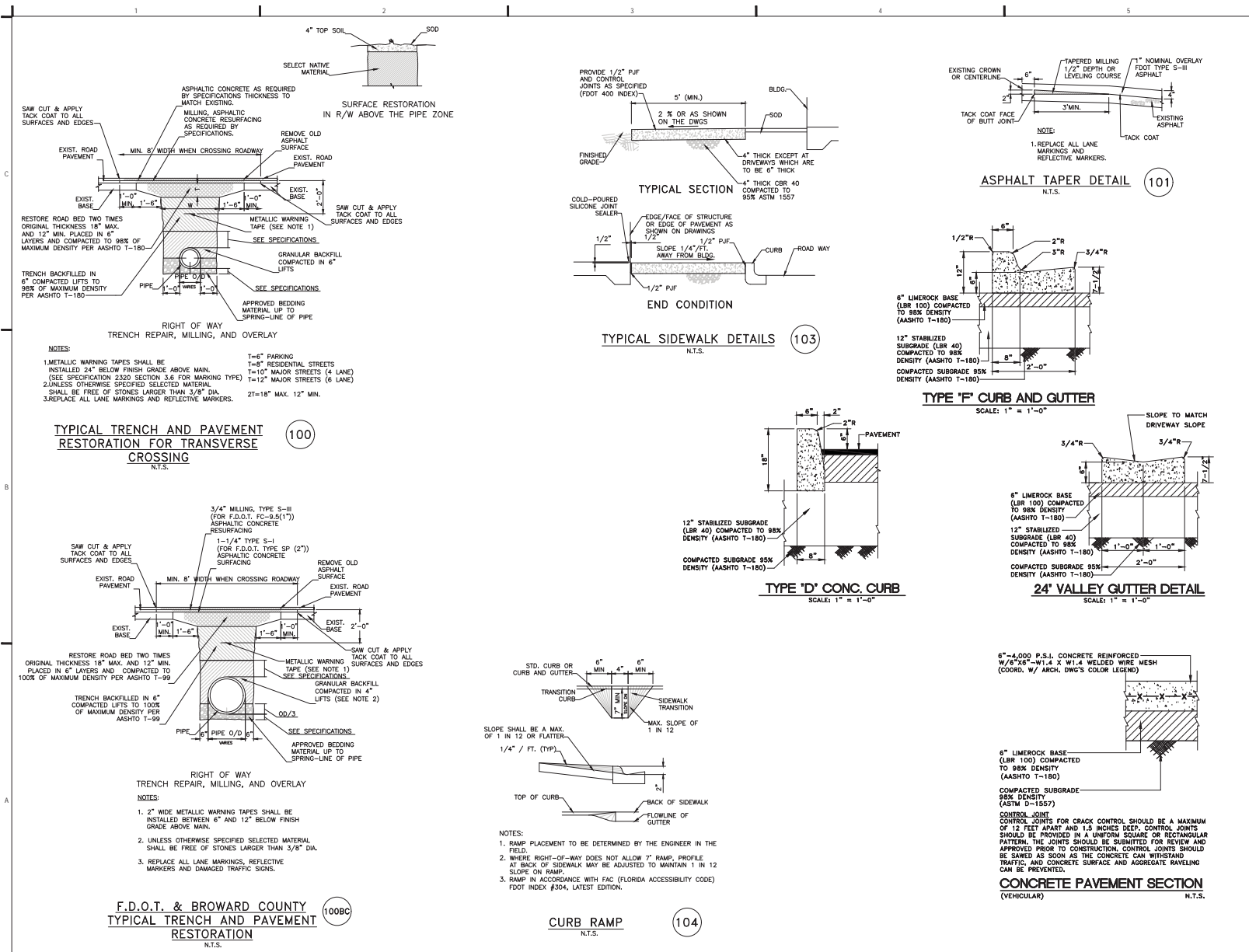
SCALE: AS SHOWN

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

PGD-2



V:\general\gsalib\MultiShare\Mp\02000\20103\40Design\Design Files\5_PGD-2 (Site Details) 3/12/2021 1:03 PM



9400 South Dadeland Boulevard
 Suite 601
 Miami, FL 33156
 305 / 378 5555
 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270
 SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57556

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5042-01-04-06000610/06200630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: G.G.G.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

SCALE: AS SHOWN

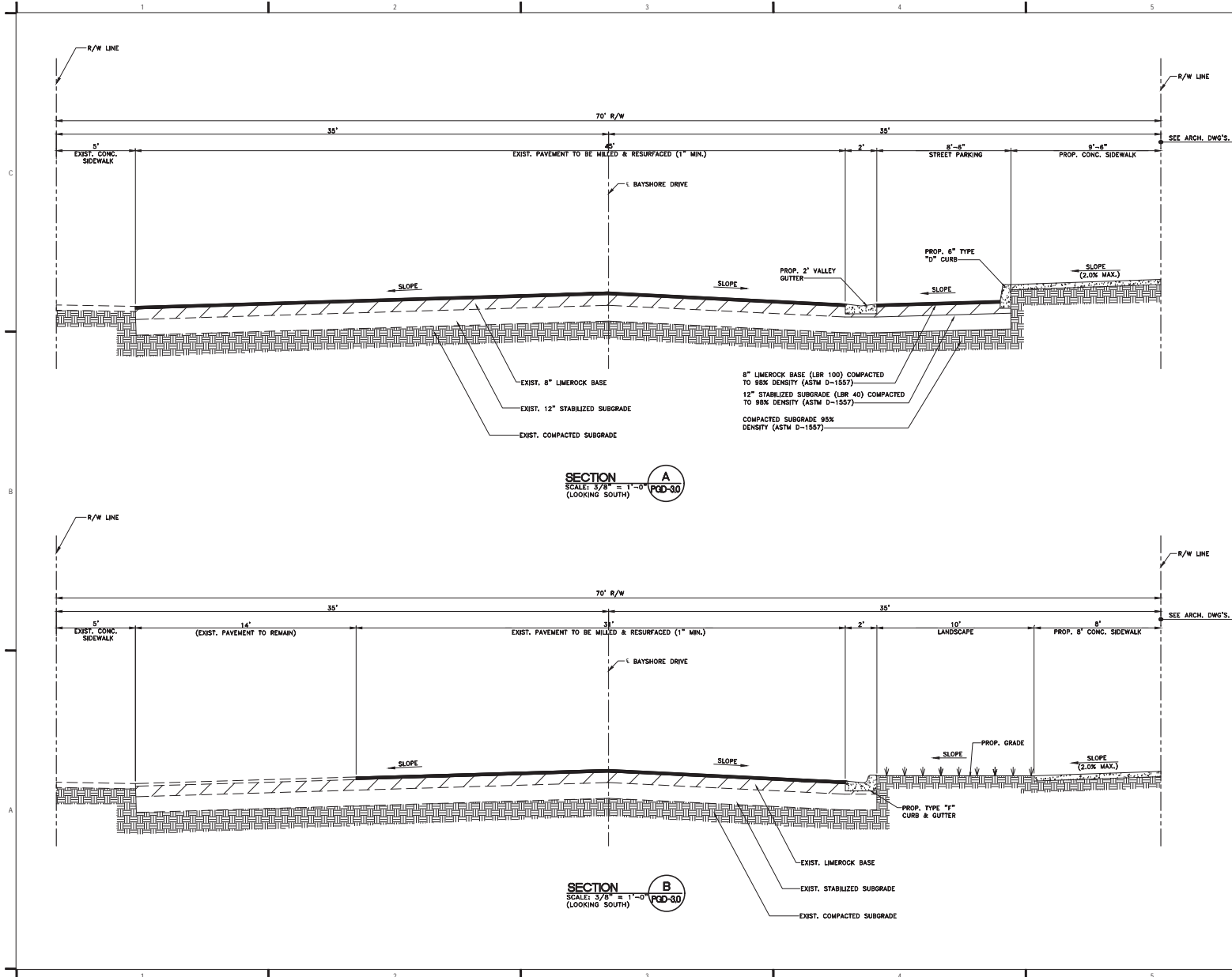
SHEET TITLE:

SITE SECTIONS

SHEET NUMBER:

PGD-3.0

DRC SUBMITTAL (03/12/2021) - NOT FOR CONSTRUCTION



X:\MIA\2020\20207034\Design\Design Files\6_PGD-3.0 (Site Sections).3/12/2021 1:15 PM



9400 South Dadeland Boulevard
 Suite 601
 Miami, FL 33156
 305 / 378 5555
 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57556

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5042-01-04-060010106200630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: G.G.G.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

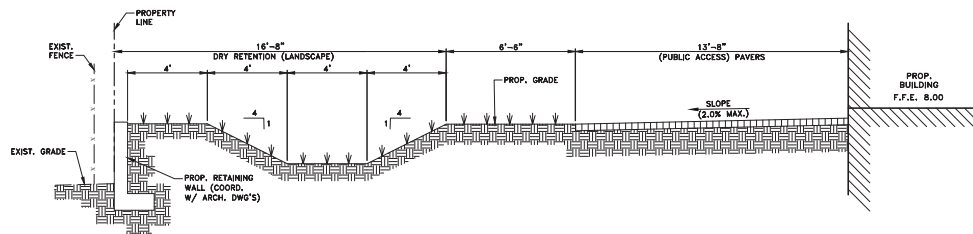
SCALE: AS SHOWN

SHEET TITLE:

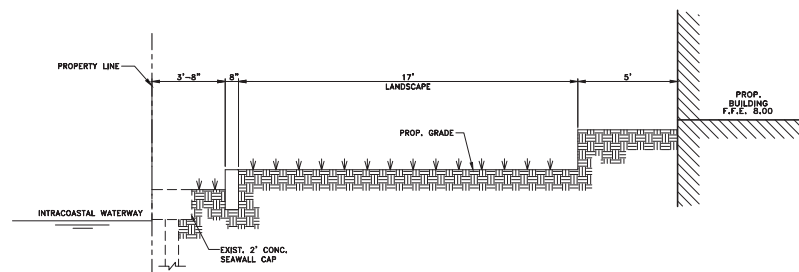
SITE SECTIONS

SHEET NUMBER:

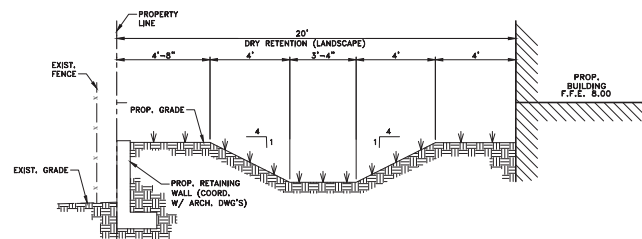
PGD-3.1



SECTION C
 SCALE: 3/8" = 1'-0"
 (LOOKING WEST) PGD-3.1



SECTION D
 SCALE: 3/8" = 1'-0"
 (LOOKING NORTH) PGD-3.1

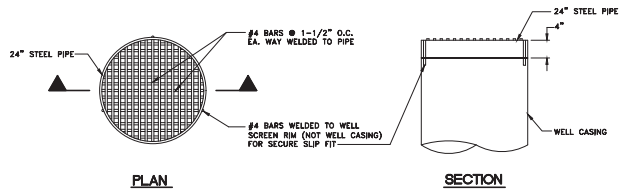


SECTION E
 SCALE: 3/8" = 1'-0"
 (LOOKING EAST) PGD-3.1

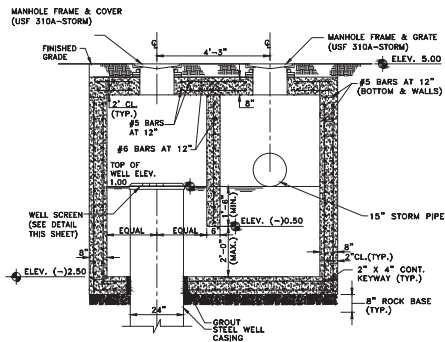
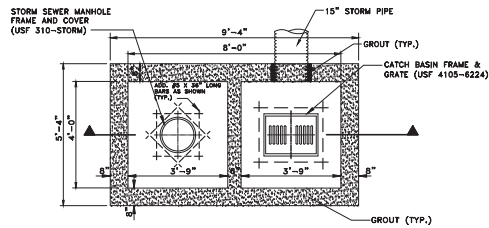
X:\MIA\2020\20207034\Design\Design Files\7_PG-3.1 (Site Sections).dwg
 3/7/2021 1:18 PM

DRAINAGE STRUCTURE TABLE					
ID	TYPE	FW/GRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BAFFLE
A	CATCH BASIN	2.03	(-)-1.90(N)	(-)-14.03	0
B	CATCH BASIN	1.91	(-)-1.90(S)	(-)-15.71	0

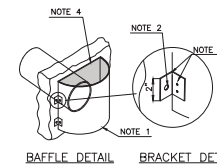
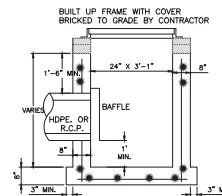
WELL LOCATION		
ID	LATITUDE	LONGITUDE
W-1	26°07'48.79"N	80°08'33.05"W
W-2	26°07'47.13"N	80°08'31.91"W
W-3	26°07'50.61"N	80°08'33.26"W
W-4	26°07'50.63"N	80°08'32.23"W



WELL SCREEN DETAIL
SCALE: 1" = 1'-0"



ORIT TANK AND WELL BOX DETAIL
SCALE: 1/2" = 1'-0"



TYPE "C" CATCH BASIN (USP 3-3.0)

- NOTES
- 1) MINIMAL CONC. STRENGTH FOR ALL CATCH BASINS AND MANHOLE STRUCTURES SHALL BE 4000 PSI.
 - 2) CONTRACTOR IS RESPONSIBLE FOR FINAL ELEVATION AND LOCATION ADJUSTMENTS OF CATCH BASINS, GRATES, MANHOLES DUE TO FIELD CONSTRAINTS.
 - 3) THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.

POLLUTION RETARDANT BASIN & BAFFLE DETAIL FOR NEW STORM SEWERS

N.T.S.

(D621)

DRAINAGE WELL NOTES

1. DRAINAGE WELLS SHALL BE DRILLED TO AN ESTIMATED TOTAL DEPTH OF 120 FEET TO DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM TOTAL DISSOLVED SOLIDS OF 10,000 PPM (MG/L).
2. WELLS SHALL HAVE AN UPPER CASING OF BLACK STEEL PIPE OF A MINIMUM OF 24 INCHES IN DIAMETER AND 3/8" INCH THICKNESS, WITH DRIVE SHOE, WHICH SHALL BE DRIVEN TO A FIRM SEAT AND GROUT SEALED AT LEAST 5 FEET BELOW THE CAP OF THE UPPEMOST ROCK FORMATION TO BE DEVELOPED. CASING ENDS SHALL BE SQUARE TO THE AXIS OF THE SECTION AND SHALL BE WELDED TOGETHER AS DRIVING PROGRESSES.
3. WELLS SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP WILL PROVIDE.
4. COMPLETED WELLS SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. CONTRACTOR SHALL SUBMIT THE METHOD OF TESTING OF THE WELLS FOR CAPACITY TO THE ENGINEER FOR APPROVAL DURING THE SHOP DRAWING SUBMITTAL. THE APPROVED TEST SHALL RUN FOR A PERIOD OF A HALF-HOUR. CONTRACTOR SHALL PROVIDE CERTIFIED STATEMENT BY A PROFESSIONAL GEOLOGIST THAT THE WELL WILL COMPLY WITH THE DESIGN DISCHARGE RATE UPON COMPLETION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMPED FROM THE WELL. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER PRIOR TO THE START OF THE TEST. CONTRACTOR IS TO COORDINATE THE DISPOSAL OF WATER PUMPED FROM THE WELL WITH THE OWNER.
7. TEST SHALL BEGIN AT HIGH TIDE. THE WATER LEVEL IN THE DRAINAGE WELL AND THE BAY SHALL BE RECORDED EVERY 15 MINUTES FROM 30 MINUTES PRIOR TO THE START OF TEST UNTIL PUMPING IS STOPPED, AND EVERY 5 MINUTES THEREAFTER DURING THE RECOVERY UNTIL THE LEVEL IN THE WELL INCREASES BY LESS THAN 0.1 FEET PER HOUR.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY FLORIDA D.E.P. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
9. DESIGN CAPACITY OF WELLS IS 400 GPM WITH MAX. DRAWDOWN OF 24 INCHES (200 GPM/FT OF HEAD). CONTRACTOR SHALL PROVIDE ENGINEER WITH WELL TEST REPORTS PRIOR TO DEMONIALIZATION.



9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270
SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
PE-57556

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
Fort Lauderdale, Florida 33304
Folio No. 5042-01-04-0600/010/06/20/06/30

LOCATION VENTURES
2999 Alhambra Circle, Suite 110
Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: G.G.G.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

SCALE: AS SHOWN

SHEET TITLE:

DRAINAGE DETAILS

SHEET NUMBER:

PGD-4

V:\general_gaia\m\l\Share\MP\p\01\2020\2020\2020\2020\Design\Design Files\8_PGD-4 (Drainage Details) 3/12/2021 12:56 PM

WATER SYSTEM NOTES

- PIPE D.I.P.**
- DUCTILE IRON WATER MAIN PIPE SHALL CONFORM TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C-151/A-21.81-02 AND LINED AND COATED PER A.N.S.I./A.W.W.A. C-104/A-214-03. 20" AND SMALLER PIPE SHALL BE PRESSURE CLASS 350; 24" AND LARGER, PIPE SHALL BE PRESSURE CLASS 250.
 - ALL DIP SHALL HAVE ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION AND IT SHALL BE USED ONLY IF AS DETERMINED BY THE DESIGN ENGINEER, BASED ON FIELD CONDITIONS.
 - ALL DIP SHALL BE INSTALLED IN ACCORDANCE WITH A.N.S.I./A.W.W.A. C-900-99, OR LATEST REVISION.
- PIPE P.V.C.**
- ALL P.V.C. MAINS SHALL BE SERIES 1120, CLASS 150 (OR 18) PRESSURE PIPE, CONFORMING TO A.N.S.I./A.W.W.A. C-900-97, OR LATEST REVISION, AND SHALL HAVE PUSH ON JOINTS, AND IRON PIPE O.D.
 - ALL P.V.C. PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF P.V.C. PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEM", WATER DISTRIBUTION PIPE SHALL BE OF "BLUE" COLOR. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 92-555.520 F.A.C. (FLORIDA ADMINISTRATIVE CODE).
 - DETECTOR TAPE ON ALL P.V.C. MAINS SHALL BE INSTALLED 18" ABOVE THE WATER MAIN.
 - ALL P.V.C. MAINS MUST HAVE #8 COPPER WIRE, SINGLE STRAND, PLACED ON TOP OF PIPE, SHALL BE ELECTRICALLY CONTINUOUS OVER THE ENTIRE LENGTH OF THE PIPE, AND FASTENED EVERY 10' WITH A #12 WIRE.
- FITTINGS**
- FITTINGS SHALL BE DUCTILE IRON MEETING A.N.S.I./A.W.W.A. C152/21.00 AND SHALL BE COATED WITH 8 TO 8 MIL THICKNESS COAL TAR EPOXY CONFORMING TO THE REQUIREMENTS OF A.N.S.I./A.W.W.A. C550-05 AND C118/A21.03.
 - RESTRAINED JOINT PIPE SHALL BE USED FOR ALL BENDS, TEES, CROSSES, PLUGS, AND FIRE HYDRANTS. THRUST BLOCKS SHALL NOT BE ALLOWED.
 - RETAINER GLANDS/MECHANICAL JOINT RESTRAINT SHALL BE USED ONLY IF AUTHORIZED BY THE ENGINEER AND SHALL CONFORM TO A.N.S.I./A.W.W.A. STANDARDS C 111/A-21.11-05, OR LATEST REVISION.
 - ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITER'S LABORATORY FOR 250 P.S.I. MINIMUM WATER PRESSURE RATING.
 - GLANDS SHALL BE CLOW CORPORATION MODEL F-1056, STANDARD FIRE PROTECTION EQUIPMENT COMPANY, OR APPROVED EQUAL.
- VALVES**
- TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL.
 - TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.
 - GATE VALVES 3" OR LESS SHALL BE N800 T-133 OR T-134 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.
 - GATE VALVES 4" OR LARGER SHALL MEET A.W.W.A. C-500-02 SPECIFICATION (LATEST REVISION). VALVES SHALL BE MUELLER CO. OR APPROVED EQUAL.
 - ALL VALVES SHALL BE FURNISHED WITH EXTENSION TYPE CAST IRON VALVE BOXES OF PROPER LENGTH FOR PIPE DEPTH. ALL BOXES SHALL CONFORM WITH A.W.W.A. SPECIFICATIONS WITH A SHAFT OF NO LESS THAN 5 INCHES AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF VALVE BOX SHALL HAVE A FLARED SECTION TO FIT OVER STUFFING BOX OF VALVE.
- HYDRANTS**
- FIRE HYDRANTS SHALL BE BREAKAWAY MUELLER CO. CENTURION MODEL BA-425, OR METROPOLITAN 250 EDDY COMPRESSION TYPE F.H. OR APPROVED EQUAL.
 - FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE NOZZLE 18" ABOVE FINISHED GRADE.
 - DEAD-END WATER MAINS 6" OR LARGER SHALL TERMINATE WITH A FIRE HYDRANT.
- PLACEMENT**
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" EXCEPT WHERE SHOWN DIFFERENTLY ON PLANS.
 - A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AS SHOWN ON THE PLANS AND/OR CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS, JANUARY 1982. ROCKS OR STONES LARGER THAN 3/4" DIAMETER FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6" BELOW THE BOTTOM OF THE PIPE.
 - PIPE DEFLECTION SHALL NOT EXCEED 75% OF THE MAXIMUM DEFLECTION RECOMMENDED BY THE MANUFACTURER.
- SEPARATION**
- SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18" BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
 - WHERE SANITARY SEWER FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18" VERTICAL SEPARATION, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6" MUST BE MAINTAINED AT ALL CROSSINGS.
 - A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
 - THE PREFERRED SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 10 FEET. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 8 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER MAINS AND SEWER MAINS, ONE OF THE FOLLOWING CONDITIONS MUST BE MET, THE MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS SHALL BE 3 FEET:

SEPARATION (CONT'D)

- THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
 - THE SEWER OR FORCE MAIN IS ENCASED IN CONCRETE OR A WATERTIGHT CARRIER PIPE.
 - BOTH THE SEWER AND THE WATER MAIN ARE CONSTRUCTED OF PRESSURE PIPE TESTED TO 150 P.S.I.
 - WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP, WITH A MINIMUM VERTICAL CLEARANCE OF 6". THE WATER MAIN SHOULD BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
 - ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).
 - WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18" VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
- TESTING, DISINFECTION**
- PIPE SHALL BE TESTED UNDER CONSTANT PRESSURE OF 150 P.S.I. FOR A MINIMUM TEST PERIOD OF 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER A.N.S.I./A.W.W.A. SPECIFICATIONS OF C-600-03 LEAKAGE FORMULA.
 $Q = \text{ALLOWABLE LEAKAGE, IN GALLONS PER HOUR}$
 $D = \text{DIAMETER OF THE PIPE TESTED, IN INCHES.}$
 $L = \text{TOTAL LENGTH OF PIPE TESTED, IN FEET.}$
 $P = \text{AVERAGE TEST PRESSURE, IN POUNDS PER SQUARE INCH.}$
 - THE CITY OF FORT LAUDERDALE PUBLIC SERVICES DEPARTMENT WILL TAKE ALL BACTERIOLOGICAL TESTS, TO BE SCHEDULED VIA INSPECTOR. IF OTHERWISE SPECIFIED IN CONTRACT DETAILED SPECIFICATION AND/OR AUTHORIZED BY THE ENGINEER OF RECORD, BACTERIOLOGICAL TESTS MAY BE PERFORMED BY A CERTIFIED ENVIRONMENTAL TESTING LABORATORY.
 - DISINFECTION OF MAINS SHALL COMPLY WITH A.N.S.I./A.W.W.A. C-651-05 STANDARD. BACTERIOLOGICAL SAMPLING POINTS SHALL BE DESIGNATED ON THE ENGINEERING PLANS. MINIMUM ONE SAMPLING POINT AT EACH END. MAXIMUM SPACE BETWEEN SAMPLING POINTS IS 1200 FEET.
- CONNECTION**
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY OF FORT LAUDERDALE.
 - THERE SHALL BE NO CONNECTION TO AN EXISTING WATER MAIN UNTIL PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN CONDUCTED AND THE RESULTS ARE APPROVED AND ACCEPTED BY THE CITY OF FORT LAUDERDALE.
- SERVICE CONNECTIONS**
- ALL METER SERVICE CONNECTIONS SHALL BE BRONZE FURN PLUG VALVE. NO GATE VALVES ARE TO BE USED (2" OR LESS).
 - SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL BE DOUBLE STRAP TYPE. ALL SERVICE SADDLES SHALL CONFORM TO A.N.S.I./A.W.W.A. C 111/A-21.11-00 AND A.S.T.M. A588.
 - ALL SERVICE LINES SHALL BE COPPER TUBING, TYPE "K", OR PLASTICIZED POLYETHYLENE 3408, A.S.T.M. D-2737, S.D.R. 9, 200 P.S.I.



FOLIO NO.: 5042-01-04-0800
 5042-01-04-0810
 5042-01-04-0820
 5042-01-04-0830

LEGAL DESCRIPTION

LOTS 3, 4, 5, AND 6, BLOCK 7, BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, AND CONTAINING 67,011 SQUARE FEET OR 1.5584 ACRES, MORE OR LESS.

AVERAGE DAILY WATER AND SEWER DEMANDS			
EXISTING		PROPOSED	
WATER:			
DOMESTIC: VACANT	= 0 GPD	DOMESTIC: FOUR (4) - 2 BEDROOM UNITS	= 800 GPD
		TWENTY-NINE (29) - 3 BEDROOM UNITS	= 8,700 GPD
		THIRTY-TWO (32) - 4 BEDROOM UNITS	= 12,800 GPD
	TOTAL = 0 GPD	IRRIGATION: 1.5 IN./WEEK	
		PERVIOUS AREA = 0.381 AC = 16,587 SF	
		(1.5 IN./12 X 16,587 SF)(7.485 GAL/GP/	
		(7DAYS/WEEK)	= 2,217 GPD
		TOTAL	= 24,517 GPD
SEWER:			
DOMESTIC: VACANT	= 0 GPD	DOMESTIC: FOUR (4) - 2 BEDROOM UNITS	= 800 GPD
		TWENTY-NINE (29) - 3 BEDROOM UNITS	= 8,700 GPD
		THIRTY-TWO (32) - 4 BEDROOM UNITS	= 12,800 GPD
	TOTAL = 0 GPD	TOTAL	= 22,300 GPD

GRÄEF

9400 South Dadeland Boulevard
 Suite 601
 Miami, FL 33156
 305 / 378 5555
 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)

PROJECT TITLE:
OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5042-01-04-0600/0106/0200/0630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:
 NO. DATE REVISIONS BY

PROJECT INFORMATION:
 PROJECT NUMBER: 2020-7034
 DATE: 12-03-20
 DRAWN BY: G.G.G.
 CHECKED BY: J.H.
 APPROVED BY: N.H.O.
 SCALE: AS SHOWN

SHEET TITLE:
WATER AND SEWER NOTES

SHEET NUMBER:
WS-1

Y:\game\gsaial.com\all\MultiShare\AllProj\01\2020\20207034\Design\Design Files\9 - WS-1 (W & S) Notes
 3/17/2021 1:06:57PM



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57556

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5942-01-04-060061062000630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

NO.	DATE	REVISIONS	BY

PROJECT INFORMATION:

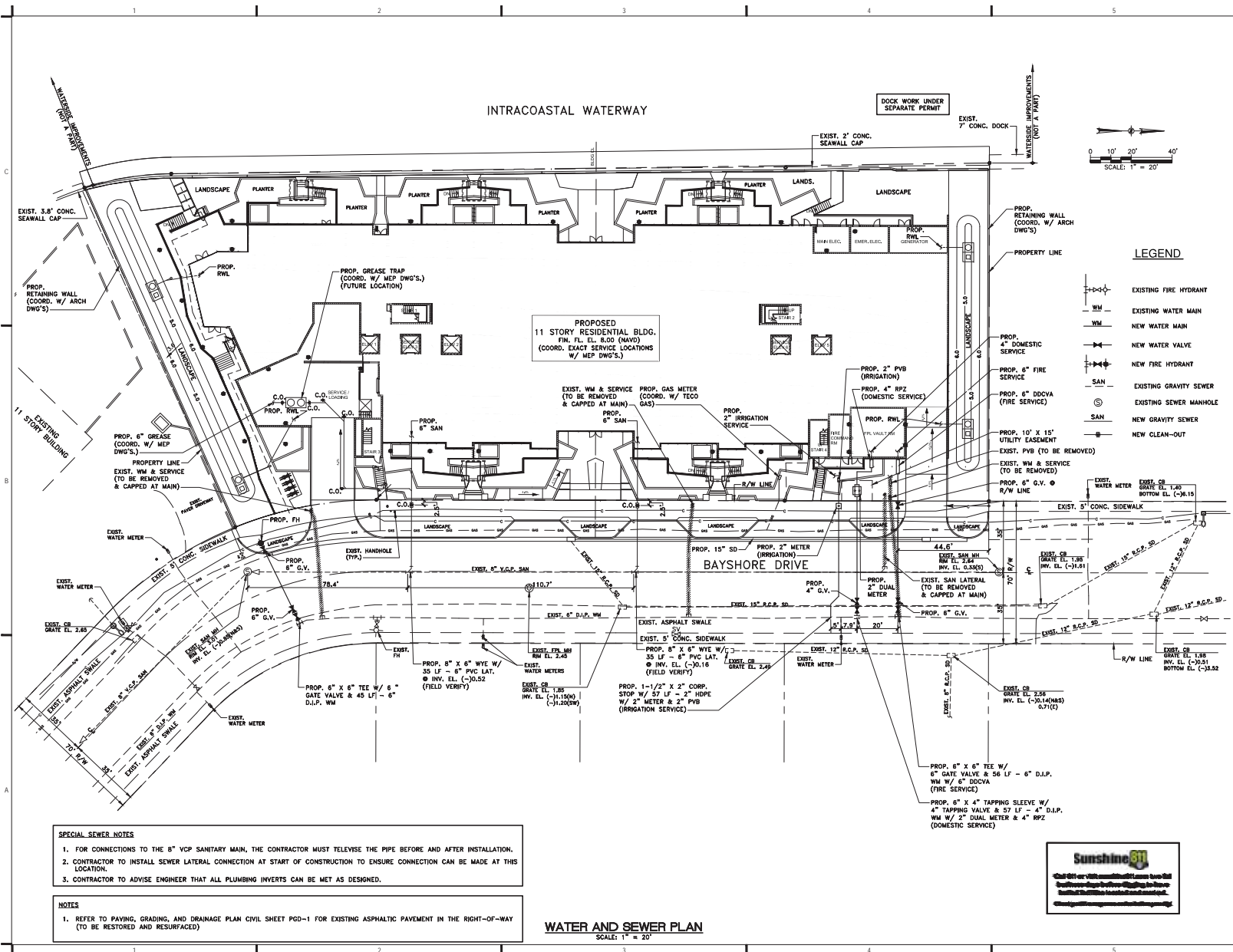
PROJECT NUMBER: 2020-7034
 DATE: 12-03-20
 DRAWN BY: G.G.G.
 CHECKED BY: J.H.
 APPROVED BY: N.H.O.
 SCALE: AS SHOWN

SHEET TITLE:

WATER AND SEWER PLAN

SHEET NUMBER:

WS-2



SPECIAL SEWER NOTES

- FOR CONNECTIONS TO THE 8" VCP SANITARY MAIN, THE CONTRACTOR MUST TELEVIEW THE PIPE BEFORE AND AFTER INSTALLATION.
- CONTRACTOR TO INSTALL SEWER LATERAL CONNECTION AT START OF CONSTRUCTION TO ENSURE CONNECTION CAN BE MADE AT THIS LOCATION.
- CONTRACTOR TO ADVISE ENGINEER THAT ALL PLUMBING INVERTS CAN BE MET AS DESIGNED.

NOTES

- REFER TO PAVING, GRADING, AND DRAINAGE PLAN CIVIL SHEET PGD-1 FOR EXISTING ASPHALTIC PAVEMENT IN THE RIGHT-OF-WAY (TO BE RESTORED AND RESURFACED)

WATER AND SEWER PLAN
 SCALE: 1" = 20'



V:\genie\lgsalati\multishare\MP\proj\MAI\2020\207034\Design\Design Files\10_015_2 (W & S Plan).dwg 3/17/2021 1:06 PM



9400 South Dadeland Boulevard
 Suite 601
 Miami, FL 33156
 305 / 378 5555
 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57558

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5042-01-04-0600061006200630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

DRC SUBMITTAL (03/12/2021) - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: Z.H.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

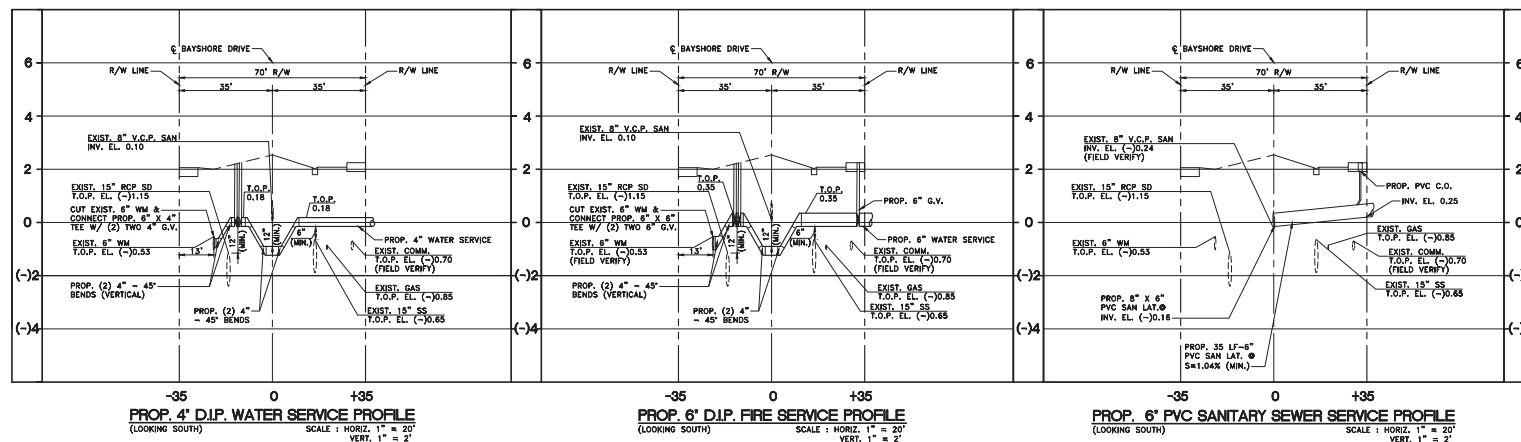
SCALE: AS SHOWN

SHEET TITLE:

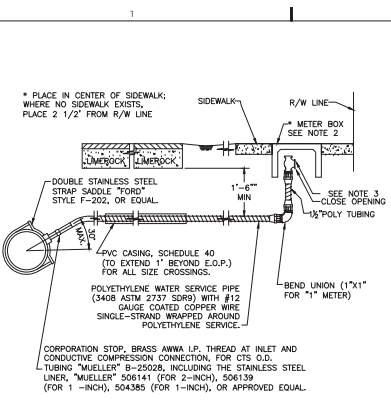
WATER AND SEWER PROFILES

SHEET NUMBER:

WS-3

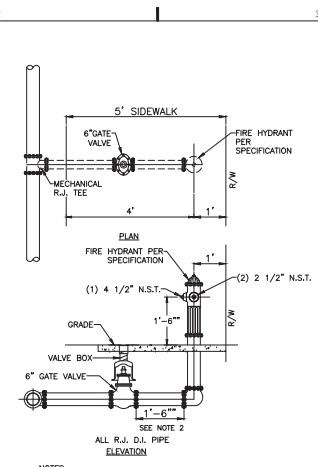


V:\general_gsa\all\MultiShare\MP\proj\MAI\2020\207034\Design\Design Files\11_VIS 3 (W & SS Profiles) 3/12/2021 1:06 PM



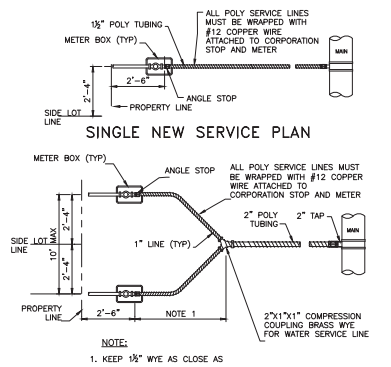
TYPICAL WATER SERVICE INSTALLATION (300)
N.T.S.

NOTE:
1. GROUND KEY ANGLE METER STOP, CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, 1/2 METER FLANGE (50° TURN CHECK-LOCK WINS "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINE, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
2. METER BOXES FOR 5/8, 3/4, AND 1 INCH METERS SHALL BE THE OKIE DOKIE #890-40-260282 MEDIUM BOX AND 890-40-260257 MEDIUM LID OR EQUAL.
3. CONNECT ANGLE VALVE TO EXISTING METER WHERE APPLICABLE.



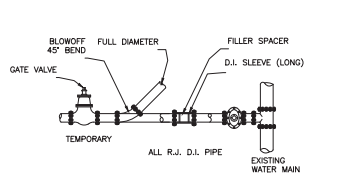
TYPICAL NEW FIRE HYDRANT ASSEMBLY INSTALLATION (302)
N.T.S.

NOTES:
1. ACTUAL LOCATION OF FIRE HYDRANT TO BE DECIDED IN THE FIELD WITH ENGINEER'S APPROVAL.
2. KEEP VALVE AS CLOSE AS POSSIBLE TO THE HYDRANT.



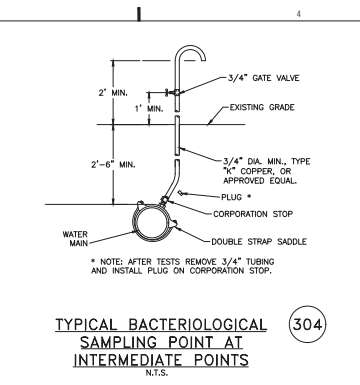
TYPICAL WATER SERVICE (301)
N.T.S.

NOTE:
1. KEEP 1/2" WYE AS CLOSE AS POSSIBLE TO METER BOX.



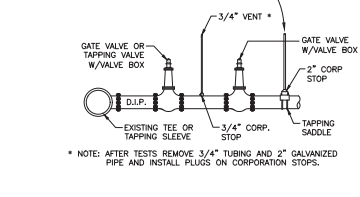
FLUSHING CONNECTION AND BLOW OFF DETAIL (303)
N.T.S.

NOTES:
1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING.
2. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLECT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY INSPECTOR OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED CITY PERSONNEL.
6. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE PRESENCE OF THE CITY INSPECTOR.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
8. THERE MAY BE SPECIAL REQUIREMENTS FOR FLUSHING PIPE LARGER THAN 12" DIAMETER.



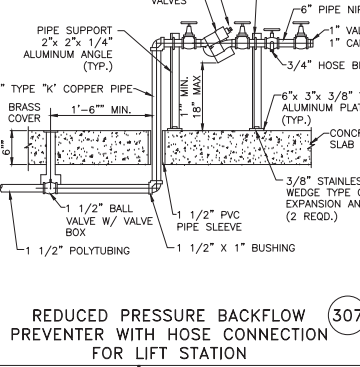
TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS (304)
N.T.S.

NOTE: AFTER TESTS REMOVE 3/4" TUBING AND INSTALL PLUG ON CORPORATION STOP.

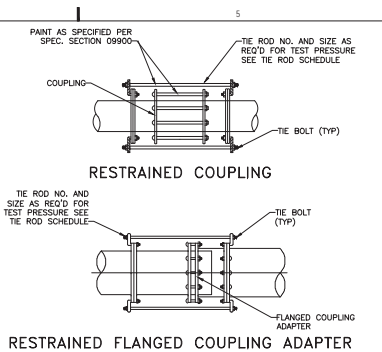


FILLING CONNECTION (305)
N.T.S.

NOTE: AFTER TESTS REMOVE 3/4" TUBING AND 2" GALVANIZED PIPE AND INSTALL PLUGS ON CORPORATION STOPS.



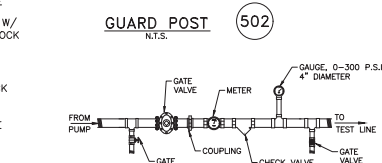
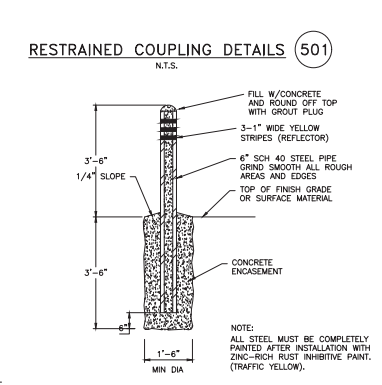
REDUCED PRESSURE BACKFLOW PREVENTER WITH HOSE CONNECTION FOR LIFT STATION (307)
N.T.S.



RESTRAINED COUPLING

RESTRAINED FLANGED COUPLING ADAPTER

TEST PRESSURE (PSI)	TIE ROD SCHEDULE					
	25 PSI	50 PSI	100 PSI	150 PSI	225 PSI	375 PSI
PIPE DIAMETER (IN.)	1/2	3/4	1	1 1/4	1 1/2	2
MIN. TENSILE (IN.)	1/2	3/4	1	1 1/4	1 1/2	2
MIN. TENSILE (IN.)	1/2	3/4	1	1 1/4	1 1/2	2
MIN. TENSILE (IN.)	1/2	3/4	1	1 1/4	1 1/2	2
MIN. TENSILE (IN.)	1/2	3/4	1	1 1/4	1 1/2	2
MIN. TENSILE (IN.)	1/2	3/4	1	1 1/4	1 1/2	2



GUARD POST (502)
N.T.S.

NOTE: ALL STEEL MUST BE COMPLETELY PAINTED AFTER INSTALLATION WITH ZINC-RICH RUST INHIBITIVE PAINT. (TRAFFIC YELLOW).

PRESSURE TEST DETAIL (503)
N.T.S.

NOTE: PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.



PROJECT TITLE:
OLAKING HOUSE

551 Bayshore Drive
Fort Lauderdale, Florida 33304
Folio No. 5042-01-04-0600610/06200630

LOCATION VENTURES
2999 Alhambra Circle, Suite 510
Coral Gables, Florida 33134

PROJECT INFORMATION:
PROJECT NUMBER: 2020-7034
DATE: 12-03-20
DRAWN BY: G.G.G.
CHECKED BY: J.H.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:
WATER DETAILS

SHEET NUMBER:
WS-4

Vigore@gsaia.com MultiShare\MP\Q\MA\2020\207034\Design\Design Files\12_VIS-4 (IV Details) 3/12/2021 1:07 PM

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

- ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FOOT STANDARDS.
- ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
- ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
- CONTRACTOR'S SUBMITTALS: THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
 - IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR (22.220)(14) AND STATE WATER QUALITY STANDARDS.
 - SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
 - HAZARDOUS MATERIAL SPILL CONTROL PLAN.
 - STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
 - BRIDGE CONSTRUCTION METHOD AND SEQUENCING.
 - DEWATERING PLAN (IF APPLICABLE).
- NO SOIL DISTURBING ACTIVITY CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP. THE CONTRACTOR'S MODIFIED SWPPP MUST ALSO RECEIVE APPROVAL FROM FDOT PERMITS OFFICE PRIOR TO IMPLEMENTATION.
- DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
- CURB INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION ID4" FOOT STANDARDS SPECIFICATIONS FOR FRODOCK AND ROAD CONSTRUCTION.
- STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
- INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
- ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
- THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

- CONSTRUCTION ACTIVITY: DRAINAGE AND UTILITY INSTALLATION, BUILDING AND ROAD CONSTRUCTION, LAND DEVELOPMENT.

PROJECT LIMITS: BOUNDED BY PRIVATE PROPERTY TO THE NORTH AND SOUTH, INTERCOASTAL WATERWAY TO THE WEST, AND BAYSHORE DRIVE TO THE EAST.

PROJECT DESCRIPTION: LAND DEVELOPMENT AT 529-553 BAYSHORE DRIVE PROJECT WILL INCLUDE AN 11-STORY RESIDENTIAL BUILDING WITH PARKING. THE DRAINAGE SYSTEMS WILL CONSIST OF DIRT RETENTION AND DRAINAGE WELLS.
- MAJOR SOIL DISTURBING ACTIVITIES: CLEARING AND GRUBBING, EXCAVATION FOR STORMWATER FACILITIES AND OTHER UTILITIES, PLACEMENT OF FILL FOUNDATIONS, AND GRADING FOR RETENTION AREAS.
- TOTAL PROJECT AREA: 1.54 ACRES
- LOCATIONS OF ON-SITE DRAINAGE AREAS: SEE ATTACHED PLAN.
- THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE THE INTERCOASTAL WATERWAY, LATITUDE AND LONGITUDE 26°07'40.52"N, 80°06'28.94"W.
- AREA OF DISCHARGE FOR THIS PROJECT IS 0.154 ACRES = 66,896 SF.
- SOILS ARE CLASSIFIED AS URBAN LANDS AND QUALITY OF DISCHARGE IS LIMEROCK FILL, PEAT AND SAND.
- LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 28°07'48.86"N, 80°08'25.61"W AND LATITUDE AND LONGITUDE OF THE INTERCOASTAL WATERWAY IS 28°07'48.98"N, 80°08'34.53"W.

C. CONTROLS

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE 529-553 BAYSHORE DRIVE PROJECT WILL INCLUDE AN 11-STORY RESIDENTIAL BUILDING WITH PARKING TO BE BOUNDED BY PRIVATE PROPERTY TO THE NORTH AND SOUTH, INTERCOASTAL WATERWAY TO THE WEST, AND BAYSHORE DRIVE TO THE EAST. THE DRAINAGE SYSTEM WILL INCLUDE DIRT RETENTION AND DRAINAGE WELLS.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION: DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

- EROSION AND SEDIMENT CONTROLS:
 - STABILIZATION PRACTICES:
 - TEMPORARY SOODING
 - TEMPORARY GRASSING
 - PERMANENT SOODING, SEEDING OR SEED & MULCH
 - TEMPORARY MULCHING
 - ARTIFICIAL COVERING
 - BUFFER ZONES
 - PRESERVATION OF NATURAL RESOURCES

OTHER:

- STRUCTURAL PRACTICES:
 - SAND BARRIERS
 - SILT FENCES
 - ROCK BAGS
 - BERMES
 - DIMENSIONAL INTERCEPTOR, OR PERIMETER DITCHES
 - SLOPE DRAINS
 - FLUMES
 - PIPE BEDDING AT CONSTRUCTION EXIT
 - TIMBER BEDDING AT CONSTRUCTION EXIT
 - DITCH LINER
 - SEDIMENT TRAPS (DURING DE-WATERING)
 - SEDIMENT BASINS
 - STORM INLET SEDIMENT TRAP
 - STONE OUTLET STRUCTURES
 - CURBS AND GUTTERS
 - STORM SEWERS
 - VELOCITY CONTROL DEVICES
 - TURBIDITY BARRIER
 - RIP RAP

2. DESCRIPTION OF STORM WATER MANAGEMENT: THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS AND STORM SEWERS THAT CONVEY STORMWATER INTO THE EXFILTRATION TECHNIQUES THAT TREAT THE WATER QUALITY REQUIREMENTS AND THE DRAINAGE WELLS FOR WATER QUALITY REQUIREMENTS.

3. OTHER CONTROLS:

- WASTE DISPOSAL: IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

- OFFSITE VEHICLE TRACKING:
 - HAUL ROADS DAMPENED FOR DUST CONTROL
 - LOADED HAUL TRUCKS TO BE COVERED WITH TARP/AULM
 - EXCESS DIRT ON ROAD REMOVED DAILY
 - STABILIZED CONSTRUCTION ENTRANCE

OTHER:

- SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.
- HERBICIDES AND PESTICIDES: FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE MUST BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

(5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO THE BROWARD COUNTY ENGINEERING DEPARTMENT (BCEd).

REMARKS: IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION, THE BROWARD COUNTY ENGINEERING DEPARTMENT (BCEd) SHALL BE CONTACTED.

DEWATERING ACTIVITIES IS NOT ANTICIPATED FOR THIS PROJECT. IN THE EVENT THAT DEWATERING IS REQUIRED, THE CONTRACTOR MUST SECURE THE REQUIRED DEWATERING PERMITS FROM THE BROWARD COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AND THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS: CITY OF FT. LAUDERDALE AND BROWARD COUNTY ENGINEERING DEPARTMENT.

D. MAINTENANCE

- | | |
|----------------------------------|---|
| ITEM: | MAINTENANCE: |
| SILT FENCE | ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. |
| ROCK BAGS | IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT. |
| CONSTRUCTION ENTRANCE GRAVEL BED | WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS. |

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS, A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



LOCATION MAP
N.T.S.
LEGAL DESCRIPTION

LOTS 5, 4, 5 AND 6, BLOCK 7, BIRCH OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, FLORIDA, AND CONTAINING 67,011 SQUARE FEET OR 1.5384 ACRES, MORE OR LESS.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

MATERIALS
ALL MATERIAL USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

NOTICE INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT (954)777-4609 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

- PLAN CONSISTENT WITH PLAN REQUIREMENTS
- PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS



9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270
SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
PE-57558

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
Fort Lauderdale, Florida 33304
Folio No. 5042-01-04-0600106/00200630

LOCATION VENTURES
2999 Alhambra Circle, Suite 510
Coral Gables, Florida 33134

ISSUE:
NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034
DATE: 12-03-20
DRAWN BY: G.G.G.
CHECKED BY: J.H.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:

STORMWATER POLLUTION PREVENTION NOTES

SHEET NUMBER:

SWPPP-1

V:\named.garcia.com\all\MultiShare\AllProj\MI\A\2020\20207034\Design\Design\Files\11_S\SWPPP-1-31722021 12:51 PM



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57556

PROJECT TITLE:

OLAKINO HOUSE
 551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5042-01-04-06000610/0620/0630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

PROJECT INFORMATION:

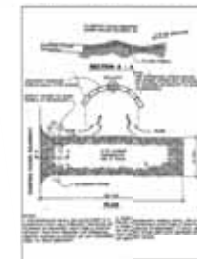
PROJECT NUMBER: 2020-7034
 DATE: 12-03-20
 DRAWN BY: G.G.G.
 CHECKED BY: J.H.
 APPROVED BY: N.H.O.
 SCALE: AS SHOWN

SHEET TITLE:

STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:

SWPPP-2



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 N.T.S.

LEGEND

- GRAVEL BED (NO. 25 ROCK)
- STAKED SILT FENCE

- NOTES:**
- PERIMETER CONSTRUCTION FENCE SHALL BE PROVIDED WITH WIND SCREEN TO MAINTAIN SUFFICIENT DUST CONTROL.
 - INSTALLATION OF EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH FOOT, INDEX NO. 102, LATEST EDITION.
 - INSTALLATION OF HAY BALES SHALL BE IN ACCORDANCE WITH FOOT, INDEX NO. 102, LATEST EDITION.
 - PLACEMENT OF ROCK BAGS SHALL BE IN ACCORDANCE WITH FOOT, INDEX NO. 102, LATEST EDITION.

PERMIT SET
 MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

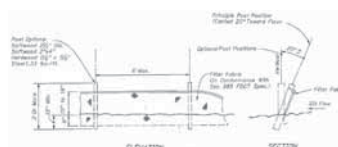
MATERIALS
 ALL MATERIAL USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

NOTICE INSPECTION REQUIRED
 24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT (954)977-4600 FOR INSPECTION.

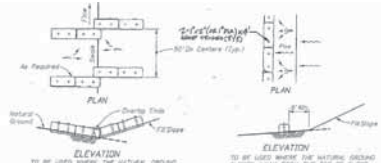
NOTE:
 APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION. A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

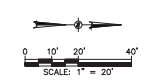
- PLAN CONSISTENT WITH PLAT REQUIREMENTS
 - PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE
- BY: _____ DATE: _____
 DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS



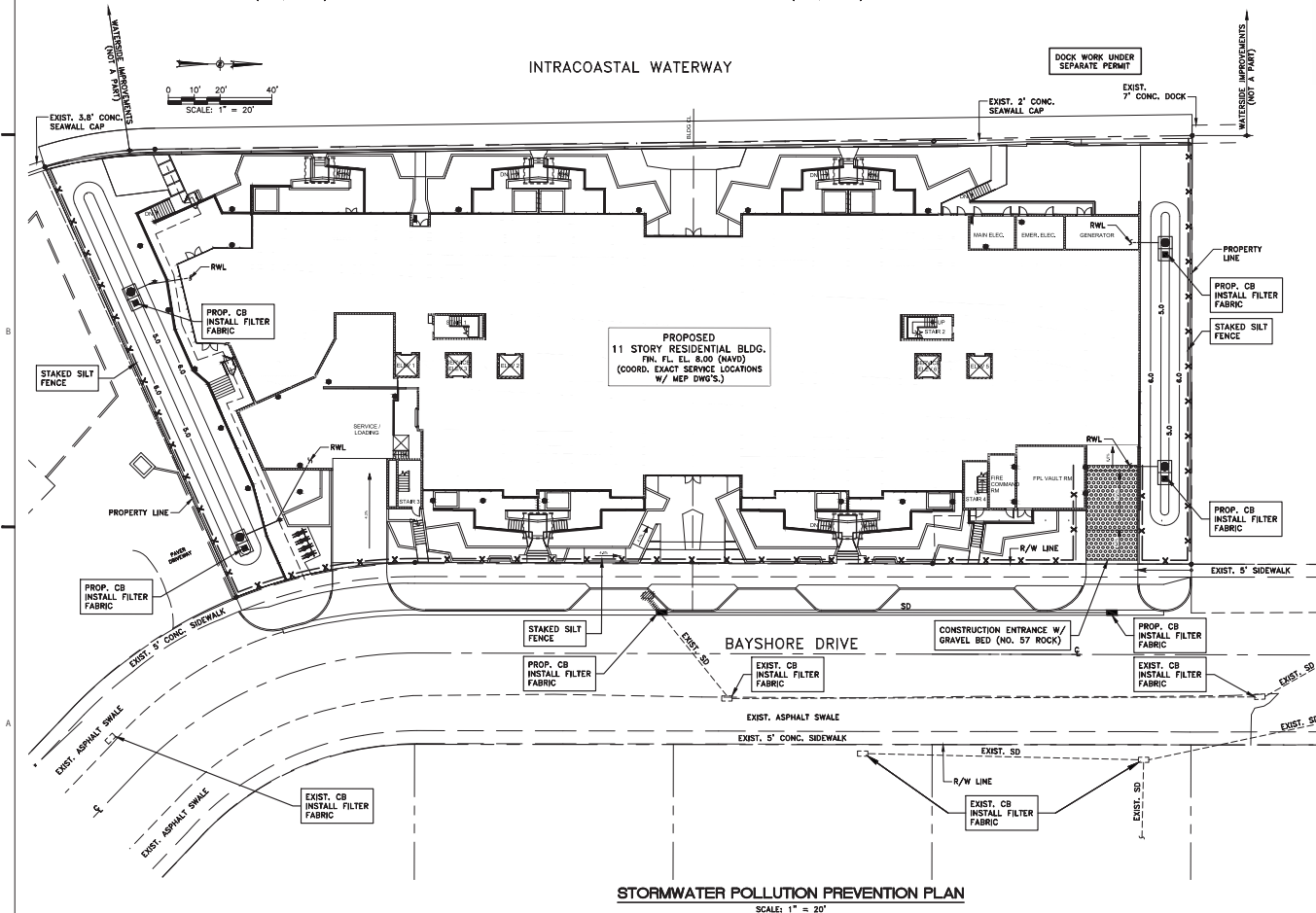
TYPE III SILT FENCE DETAIL
 (FOOT INDEX 102) N.T.S.



HAY BALES FOR FILL SLOPES
 (FOOT INDEX 102) N.T.S.



INTRACOASTAL WATERWAY



Y:\genae\gsa\all\MultiShare\MP\proj\MA\2020\20207034\Design\Design Files\15_SWPPP-2_3/12/2021 1:07 PM



9400 South Dadeland Boulevard
 Suite 601
 Miami, FL 33156
 305 / 378 5555
 305 / 279 4553 fax

www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

SEAL / SIGNATURE:



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY NELSON H. ORTIZ, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ (CIVIL)
 PE-57556

PROJECT TITLE:

OLAKINO HOUSE

551 Bayshore Drive
 Fort Lauderdale, Florida 33304
 Folio No. 5042-01-04-0600/0610/0620/0630

LOCATION VENTURES
 2999 Alhambra Circle, Suite 510
 Coral Gables, Florida 33134

ISSUE:

NO. DATE REVISIONS BY

DRC SUBMITTAL (03/12/2021) - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2020-7034

DATE: 12-03-20

DRAWN BY: G.G.G.

CHECKED BY: J.H.

APPROVED BY: N.H.O.

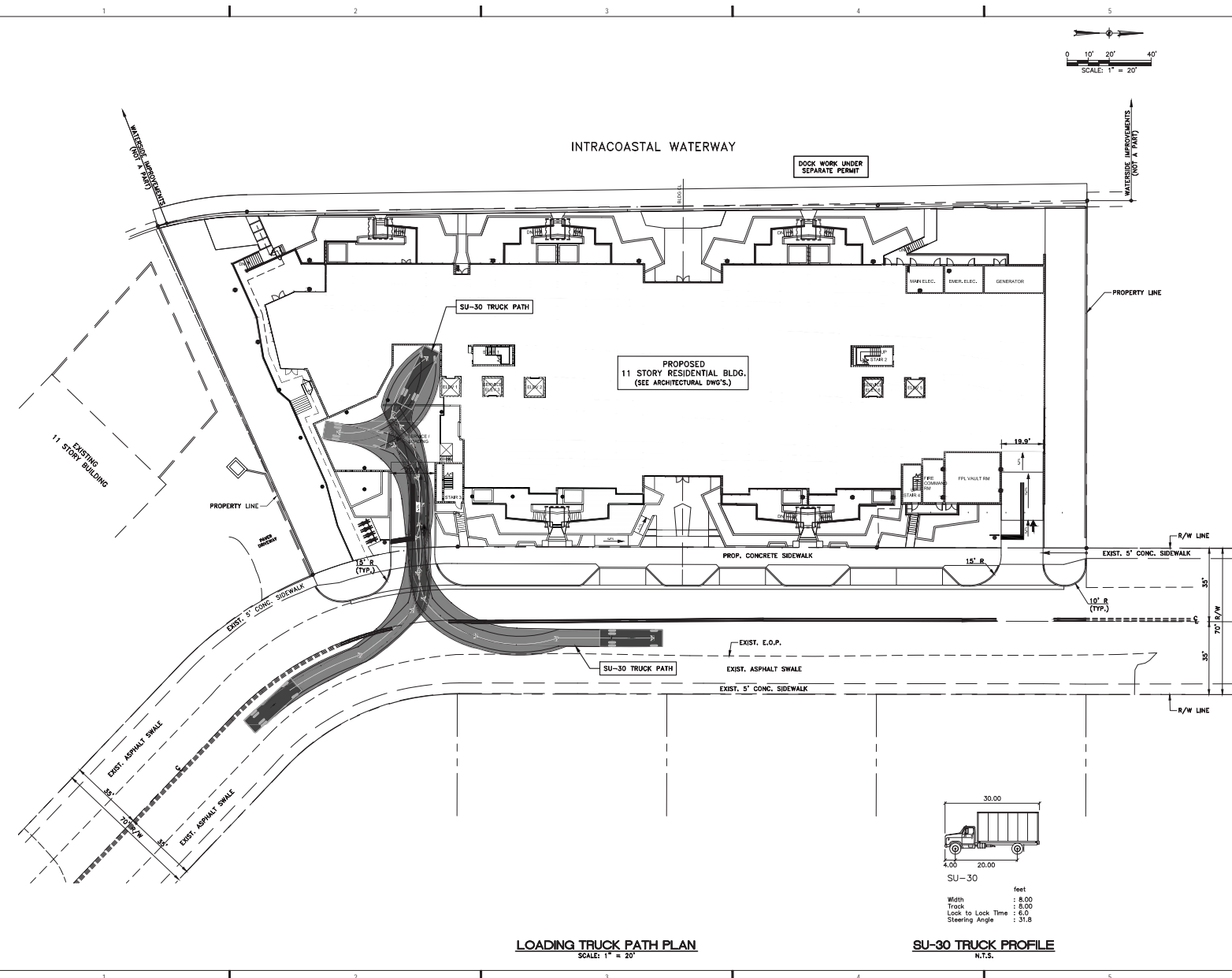
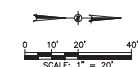
SCALE: AS SHOWN

SHEET TITLE:

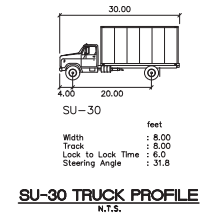
LOADING TRUCK PATH PLAN

SHEET NUMBER:

TP-1



LOADING TRUCK PATH PLAN
 SCALE: 1" = 20'



X:\MIA\2020\20207034\Design\Design Files\sk16_TP-1_3/12/2021 1:25 PM



**Olakino House
551 Bayshore Drive
Fort Lauderdale, Florida 33304
Site Plan Level IV
Narrative**

Table of Contents

Section 1. Narrative Describing Project Design Concept
Section 2: Intent and Purpose of the Intracoastal Overlook Area District
Section 3: Section 47-12.5. District requirements and limitations.
Section 4: Section 47-25.2 Adequacy Requirements
Section 5: Section 47-25.3 Neighborhood Compatibility
Section 6: Section 47-26.A.1 Request for Application of Prior Zoning Regulation

Section 1. Narrative Describing Project Design Concept

Olakino House is proposed to be situated on approximately 1.538 acres of vacant land on the eastern bank of the Intracoastal Waterway. The property (the “Property”) is owned by Bayshore Concepts, LLC (the “Applicant”), and is currently a vacant parcel of land. The proposed development plans for the Property include the construction of two residential buildings, totaling 65 residences. The two buildings are connected by an above-grade garage.

The Property is designated as a Regional Activity Center (RAC) on the City’s Land Use Plan Map and is zoned Intracoastal Overlook Area (“IOA”). This application complies with the regulations applicable to the IOA zoning district for properties that undergo a Site Plan Level IV approval. The project also satisfies the Neighborhood Compatibility Requirements provided in Section 47-25.3 of the Unified Land Development Regulations (“ULDR”) and the application requirements in Section 47-12.6.

Olakino House proposes condominiums oriented to a healthy lifestyle with expansive amenities dispersed between two 11-story buildings. The project will consist of 65 condominium units, private resident dining, meeting rooms, exercise rooms, pool, zen garden and 151 parking spaces.

The overall project is designed as two structures compatible with the new construction in the area, while incorporating distinct features that create a unique urban streetscape and waterfront environment. The structures are designed to create shifting forms and planes that break down scale, open up views, allow cohesive indoor/outdoor living spaces, and create a rhythm and texture on the facades that during the day come to life with the movement of the southern sunlight, and in the evening create dynamic patterns of light and reflections along the waterfront. The interlocking forms create an individual dwelling scale within an overall fabric.

At the heart of the concept is the connection of the urban streetscape and waterfront environment, articulated by active use dwellings, with a central recessed arrival lobby on both fronts, allowing a visible connection to the water. Additionally, the project contemplates a public connection to the water along the southern portion. All service areas are recessed in the building. The residential buildings above are separated in two towers that are uniquely laid out with all corner units to create an abundance of natural light for each residence, and setbacks

that far exceed the code minimums in many areas. Additionally, the forms create dynamic patterns and scale breakdown through mirroring the plans at alternating floors, which eliminates the mass of the vertical walls at each end of the buildings. Additionally, glazing and balcony variations, along with the subtle use of angled walls, creates visual depth, air and light penetration, and a scale transition to the lower scale communities to the North.

The amenity/elevated garden-level, contains a central gallery that runs North/South through the two buildings that connects all of the active and passive use areas. The Villas at this level each contain private gardens as well, adjacent to various zen garden experiences, as well as a lap style pool with wide water views.

Olakino House is a site-specific machine for living well that embodies an overall unique sense of place in the well established Central Beach District, embracing the natural characteristics of South Florida living.

The tops of the buildings will feature active rooftop decks, which provide an amenity to residents. The building's mechanical equipment is consolidated and screened from pedestrian view.

The neighborhood in which the Property is located is characterized by an assortment of multi-family structures of varying heights and mass with no identifiable architectural theme or style. The Bayshore Drive streetscape includes unscreened and inadequately landscaped surface parking characteristic of older developments. To avoid this negative design feature, Olakino House incorporates its parking within a fully screened parking garage. All parking garages are obscured within the design, blocking visibility from neighboring properties.

With 370 feet of frontage on the street, and 444 feet of frontage along the Intracoastal Waterway, this Property is a cornerstone of Bayshore Drive. The project is designed to enhance the visual and pedestrian experience along Bayshore Drive. This is accomplished both by design elements which minimize the buildings' impact (such as internalizing the buildings' systems such as vehicular arrivals, trash collection, and loading areas) and by additional amenities and features that will benefit the public (active uses and residences on the ground floor, enhanced landscaping and streetscape along Bayshore Drive and surrounding the Property).

The large separation between the two buildings, the design of structural components and traffic flow at the ground and lower levels will mitigate any visual imposition and improve the pedestrian experience along Bayshore Drive. Unlike most other buildings in the neighborhood, Olakino House will not have any parking in the front setback, and there will be no garages or other elements of parking structure visible from either the street or the waterway.

Olakino House has been designed to satisfy the City's design criteria, the Central Beach Area's Revitalization Plan, and the Community Redevelopment Plan. The site plan is to be reviewed pursuant to section 47-12.6 of the ULDR, which provides the criteria for the review of a Level IV site plan application. The Project satisfies the review criteria because its design is compatible with both the character and overall plan of development contemplated by the revitalization plan for the Central Beach Area and the design guidelines. Olakino House will be compatible with the multi-family district of the Central Beach Area which is devoted primarily to exiting multi-

family residential structures and uses of varying architectural themes, densities, mass, and height.

Section 2: Intent and Purpose of the Intracoastal Overlook Area District

Sec. 47-12.2(A)(4) IOA - Intracoastal Overlook Area District is established for the purpose of encouraging the preservation, maintenance and revitalization of existing structures and uses that front on the eastern Intracoastal Waterway. Existing residential uses and transient accommodations represent a substantial element of the central beach housing stock to be protected, preserved and enhanced.

As there are no existing structures on this Property, there is no applicable preservation, maintenance, or revitalization. The proposed project does enhance the existing housing stock of the Central Beach by providing amenities not currently available in the area.

Section 3: Section 47-12.5. District requirements and limitations.

D. Intracoastal Overlook Area (IOA) District.

1. Setbacks.

- a. **Front yard: twenty (20) feet.**
- b. **Side yard: one-half (1/2) the height of the building.**
- c. **Rear yard: one-half (1/2) the height of the building.**
- d. **If a development is approved as a development of significant impact, the side and rear yard requirements may be reduced as follows:**
 - i. **Side yard. For structures greater than one hundred fifteen (115) feet in height: forty (40) feet; for structures greater than seventy-five (75) feet in height: thirty (30) feet; for structures greater than thirty-five (35) feet in height: twenty (20) feet; for structures up to thirty-five (35) feet in height: ten (10) feet.**
 - ii. **Rear yard: twenty (20) feet.**
- e. **The final reviewing authority may permit the minimum side yard setbacks to be reduced to ten (10) feet when the side of the property where the setback is proposed to be reduced is adjacent to a waterway or dedicated open space and it is found that allowing a reduction is compatible with the Design and Community Compatibility Criteria provided in Sec. 47-12.7.**

Olakino House, as a development of significant impact, complies with the setback requirements of Section 47-12.5(D)(1)(d). As seen on the site plan data table, and incorporated in the plans, the side yard setbacks exceed those requirements of 47-12.5(D)(1)(d)(i), with setbacks of no less than 20 feet, and almost always providing at least 10 feet greater setback than required.

The rear yard setback of 20 feet meets the requirements of 47-12.5(D)(1)(d)(ii), which is consistent with nearly every building in the IOA.

2. Height. No structure shall exceed one hundred twenty (120) feet

The height of the building is 120 feet, and thus complies with Section 47-12.5(D)(2).

3. Density.

- a. **Residential: forty-eight (48) dwelling units per acre.**
- b. **Hotels: ninety (90) rooms per acre.**
- c. **The density permitted herein may be transferred to development in the NBRA zoning district as provided in Section 47-12.5.E.3.**

The Property is 1.538 acres, and thus permits 73.824 units; the project will consist of 65 residential units.

4. List of permitted uses--IOA district.

- a. **Site Plan Level IV Development.**
 - i. **Restaurants located within a residential high-rise structure or hotel provided there is no outdoor service of food or beverage.**
 - ii. **Freestanding restaurants permitted only in the portion of the IOA district south of Bayshore Drive provided there is:**
 - a) **No outdoor dockage;**
 - b) **No outdoor service of food or beverage;**
 - c) **Notice of public hearings of the city commission to consider an ADP for such use shall be as for a Rezoning, as provided in Section 47-27, Notice Procedures for Public Hearings.**
 - iii. **Hotels and suite hotels.**
 - iv. **Motels.**
- b. **Site Plan Level III Development.**
 - i. ***Residential.***
 - ii. **Parking lots.**
 - iii. ***Commercial retail uses offering services or goods for sale to tourists and visitors such as gifts, souvenirs, clothes and other tourist commodities, as a part of a hotel or high-rise residential structure.***
- c. **Site Plan Level I Development.**

- i. **Accessory buildings and structures; improvements outside of the principal structure including but not limited to fences, walls, landscaping, parking, signs and nonstructural alterations to the exterior of structures located on a parcel; and expansion or change of a permitted use within an existing structure.**

Olakino House is primarily a residential project; a condominium with 65 residences and amenities, such as a pool, fitness center, and amenity wellness spaces. The use is permitted in compliance with Sections 4(b)(i) above.

5. Length and width. The maximum length and width of a structure shall be two hundred (200) feet.

The maximum length both residential towers is 143'-6". The podium portion of the Olakino House is seeking relief pursuant to Section 47-26.A.1 of the ULDR.

6. Minimum distance between buildings. The minimum distance between buildings on a development site shall be twenty (20) feet or twenty (20) percent of the tallest building, whichever is greater. For purposes of this subsection, a parking garage shall be considered a building.

The minimum distance between the two buildings is 36'-8" feet extending to 71'-9.5".

Section 4: Section 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.

The plans are in accordance with the adequacy requirements, as set forth below.

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.

Applicant will comply with City requirements.

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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

Stormwater management facilities will not be negatively impacted by the approval and construction of Olakino House and all adopted levels of service for runoff from the Property will be maintained.

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.**
- 2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.**

Olakino House does not involve any environmentally sensitive lands.

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.

Olakino House is designed with adequate water supply, fire hydrants, and fire apparatuses, as required by applicable codes, and as shown on the site plan application.

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.**

The required Park Impact fee will be paid.

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.

Police protection service is available to service the people located within the Property. The Project will provide improvements that are consistent with Crime Prevention through Environmental Design, particularly as to lighting and landscaping for the pedestrian amenities.

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.**

The Property is located within the City service area, and the Applicant has requested confirmation that there is available potable water service for Olakino House.

1. *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.**

The Property is within the City's service area, and the Applicant has requested confirmation that there is available sanitary sewer service for Olakino House.

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.

Olakino House proposes 65 residential units and the applicant has contacted the School Board regarding the appropriate mitigation for any additional impact on nearby schools.

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.

Olakino House will utilize City Services. There are adequate solid waste collection facilities and service available for the Property.

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.

Civil drawing demonstrate compliance with storm water requirements. No adverse impacts to the adjacent streets are anticipated from the stormwater systems.

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.

The proposed development will generate fewer than 1,000 daily trips. Twenty percent of the daily trips are not anticipated to arrive or depart within one half (1/2) hour. A Traffic Impact Statement is provided.

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.

The proposed development will generate fewer than 1,000 daily trips. Twenty percent of the daily trips are not anticipated to arrive or depart within one half (1/2) hour. A Traffic Impact Statement is provided.

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 (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 (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.

The proposed development will generate fewer than 1,000 daily trips. Twenty percent of the daily trips are not anticipated to arrive or depart within one half (1/2) hour. A Traffic Impact Statement is provided.

- 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.

Not applicable.

- 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.

Olakino House creates a pedestrian streetscape along Bayshore Drive. Sidewalks; street trees; and other pedestrian walkways are included to encourage safe and adequate pedestrian movement on site and along the roadways, in accordance with all applicable engineering standards.

- 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.

Not applicable to Olakino House

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.
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.

See site plan application which details the landscaping for Olakino House, including specifications for street trees.

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.

Olakino House will use the City's sewer system, which has adequate capacity to accommodate the development.

- 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.

This is a request for a site plan approval for a residential community.

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.

The Property has not been identified as having archaeological or historic 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.

The Applicant shall provide written confirmation from the Broward County Emergency Management Agency confirming that the proposed Olakino House (1) will not diminish the level of service for the designated hurricane evacuation routes and (2) will not have a negative impact on the capacity of Broward County shelters.

Section 5: Section 47-25.3 Neighborhood Compatibility

Olakino House is not subject to Section 47-25.3.A.2.a-c.

See Sec. 47-25.B.2 *Except as otherwise provided for herein, the following neighborhood compatibility requirements shall not apply to the Central Beach Districts, as described in Section 47-12 and to the Downtown Regional Activity Center Districts, as described in Section 47-13. See Table 1 of Section 47-24, Development Permits and Procedures.*

However, Olakino House has used the framework of the neighborhood compatibility guidelines in order to be consistent with the narrative style of other applications and to demonstrate the design qualities and features that will allow the Project to serve as a cornerstone for the revitalization of Bayshore Drive.

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

Adequacy requirements are addressed in Section 4, above.

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.**

The Applicant will obtain all necessary documentation from either Broward County Department of Planning and Environmental Protection, or a certified engineer licensed to do business in the State of Florida, which demonstrates that Olakino House 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.

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) footcandle 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.**

The lighting at Olakino House will meet all applicable ULDR provisions. No lighting shall illuminate abutting residential properties. The parking garage is designed to prevent illumination of adjacent residential properties.

- 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.**

Olakino House is designed with to the highest standards of residential construction and living. The buildings are designed with substantial variances in mass, including the projections of the curtain wall-like window features on the east and west face of each building, substantial balconies, and variances of glass (different shadings on railings, curtain-wall-like window feature, and standard doors and windows) that creates an even greater feeling of depth. The buildings are designed for a full 360-degree view, and each side contains at least some of these architectural features, particularly significant fenestration. Additionally, the building uses varying step backs on all of the facades.

- 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.

Olakino House will screen all loading and service facilities from abutting residential uses and eliminate its visibility.

- 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 shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.

All rooftop mechanical equipment and stair and elevator towers shall be screened from abutting residential properties.

- 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.**

This section is inapplicable.

d. **Bufferyard 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.

This section is inapplicable. However, all four sides of Olakino House contain substantial landscaping, in excess of the ten (10) foot requirement.

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.

All parking is located within an enclosed parking garage and shielded from visibility from neighboring properties or the public right of ways.

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.

All dumpsters are enclosed within the structure, and will be brought outside solely for collection purposes.

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.

Not applicable.

v. Application to existing uses. Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

- a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
- b) Reduction of required parking spaces;
- c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
- d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
- e) Access to the land would be substantially impaired;
- f) Installation of the wall as provided in subsection iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;
- g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

This section is not applicable to Olakino House.

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, bufferyards, 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.

Olakino House's height, mass, setbacks, landscaping, and architectural features have been designed to maintain the residential scale of nearby developments. The project will be upscale and will maintain and enhance the value of surrounding properties. The introductory portion of this narrative describes in detail the architectural style of the project, and how that will add to the character of the neighborhood.

The project has been designed to minimize its impact on the public rights-of-way and neighboring properties. The buildings systems and vehicular travel and parking are designed to prevent light, sound, and odors from affecting neighboring properties or people, by removing vehicular traffic from not only the public right of way, but from the front-yard setback; containing the parking in enclosed areas and not visible from off the Property; internalizing almost all of the building systems, including trash chutes and storage of trash containers; and by use of monitored systems for exhaust that will minimize the need for noise producing fans.

In addition, the Project will have significant landscape buffers on all sides. On the north side of the Property, the buildings are at all points at least 20 feet from the property line, double the requirement as a development of significant impact. The west side of the Property will contain private back yards for residents occupying the ground floor units, and a common pool deck overlooking the Intracoastal Waterway, consistent with uses along the water throughout the neighborhood and the City as a whole. The east side of the Property (street-side) will have no visible parking, unlike most other properties in the IOA, and will be landscaped and hardscaped as contemplated by the Beach Streetscape Master Plan. It will also only have two curb cuts on 370 feet of frontage, much less than most other properties in the neighborhood, thus minimizing traffic disruptions. The south side of the Property will be a public access walk to the Intracoastal, which will provide not only significant landscaping and hardscape, but also public access to the Intracoastal Waterway as an amenity to neighbors and visitors to the beach.

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.

Olakino House is in the Beach RAC and has been designed in accordance with the Revitalization Plan, and the Beach Streetscape Master Plan. In addition, Olakino House is designed in accordance with the Beach Private Sector Design Guidelines, codified in Section 47-25.3 of the ULDR.

**iv. All development that is located on land within the CBA zoning districts;
AND**

**All development that is zoned RMM-25, RMH-25 and RMH-60 east of the Intracoastal Waterway;
AND**

All nonresidential development lying east of the Intracoastal Waterway.

a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

i. Protect the investment of public funds in public corridor improvements.

ii. Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.

iii. The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.

The Community Compatibility Criteria that are required to be met are as follows:

b) *Bulk Controls:*

Density:

Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.

Olakino House contains 65 units, consistent with the 48 unit/acre requirement of the IOA and consistent with recent and older development within the district and greater neighborhood.

Floor Area Ratio:

Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.

There is no F.A.R. specification for the IOA, however Olakino House is consistent with similar recent residential developments.

Maximum Height:

Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

The building height of 120' is consistent with the requirements of the IOA, which set a maximum height of 120'. The building to the south of the Property is over 100' in height. Buildings of similar heights can be seen throughout the IOA, some adjacent to other similar buildings, and some adjacent to low-rise buildings, as is the case at the north property line of this project, where generous side setback and building stepbacks separates Olakino House from the 2-story Panama Club.

Yards:

Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

The side yard setbacks of Olakino House are consistent with, and significantly greater than, the requirements pursuant to Site Plan Level IV in the IOA, and are consistent with existing yards throughout the district and the greater neighborhood. The front and rear yard setbacks are 20' each, consistent both with the requirements of Site Plan Level IV and with surrounding buildings, both throughout the IOA and the greater neighborhood.

c) Massing Guidelines:

Overall Height:

Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.

Both buildings of Olakino House have variations in height, with setbacks in various areas on each floor; and with roof features that create a visual feel of movement rather than that of a single volume or height.

Vertical Plane Moderation:

Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

In addition to the building setbacks at almost every floor, the buildings have a variety of balconies to moderate the vertical plane.

Cornice Height:

All buildings should be encouraged to display a uniform cornice height of a maximum of thirty-five (35) feet in height. This cornice height should consist of a uniform alteration to the building massing for a minimum of twenty (20) feet perpendicular to the vertical surface.

All cornice heights are parallel at uniform heights creating consistent treatment horizontally on the facade and creating a visual break in the facades.

Facade Treatment:

The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.

Olakino House was designed to enhance the pedestrian experience on Bayshore Drive, and does so through a variety of techniques. With respect to the façade, Olakino House introduces ground level residences creating a unique townhouse pedestrian level architectural feel and the use of varying glass and other materials are all a part of the enhancement of the pedestrian experience.

Overstreet Connections:

Connections between structures which pass over public right-of-way may be permitted providing those connections have secured legitimate air rights over the public corridor and meet all applicable codes. Connections over A1A to the beach should be limited to select locations where significant amounts of above grade pedestrian traffic will be generated. Where possible, overstreet connections should access the promenade/beach at or near major beach portal features. All overstreet connections should be of exceptional design, which enhances the visual and functional quality of the streetscape and should be compatible with public sector site elements.

Not Applicable to Olakino House

d) *Street Level Guidelines:*

Active Use:

The first floor of all buildings, including structured parking, should be designed to encourage pedestrian scale activity. ... Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.

Structured parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the structure. Street level openings to parking structures should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.

..... In addition, street level retail and restaurant uses may be permitted to use a portion of the public sector sidewalk for sidewalk displays and/or outdoor dining areas. Private use of public sector sidewalks must be temporary only and subject to all applicable codes and lease arrangements. All displays, furnishings and other elements associated with these active street level uses should be designed and maintained to enhance the visual and functional quality of the streetscape and should be compatible with public sector site elements.

Olakino House is designed to encourage pedestrian scale activity throughout the Property. On the west side of the Property, overlooking the Intracoastal Waterway, the ground floors are designated for residential use, with private back-yards behind each unit. The street-side of the Property is designed at a pedestrian scale, with limited vehicular entry points. Pedestrians can interact with Olakino House via the public access.

Fenestration:

To complement pedestrian scale activity on A1A and all People Streets, a majority of the first floor facade on these frontages should be windows, doors or other transparent architectural features. Expanses of solid wall should be minimized. Reflective surfaces on windows or doors should be discouraged. Street level windows and doors should be recessed or receive special design detailing which distinguish them from the building shaft and add variety to the streetscape.

Although Olakino House does not front A1A or any People Streets, the façades contain very little solid wall, replaced by extensive use of glass, openings at the lower levels. Each of these features add variety to the streetscape while minimizing the appearance of mass.

Arcades/Canopies:

Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural canopy along these frontages, unless otherwise approved under a community redevelopment plan. Buildings in other districts should be encouraged to incorporate an arcade or continuous canopy along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.

Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, canopy, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

Not applicable to Olakino House.

Trash/Loading Facilities:

All building facilities for loading, trash and service should be incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas. Trash/loading facilities should be discouraged on A1A and People Street frontages. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as part of the building mass and screened by solid walls, fences, planting or architectural devices which are compatible with public sector site elements.

Trash/loading facilities must be of sufficient size and design to accommodate access by large vehicles.

All facilities for loading, trash, and service are incorporated into the building volume.

e) Other Guidelines:

Energy Conservation:

Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiency. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

The buildings are oriented to take advantage of the breezes. All glass used in the building will be tinted, and many glass openings are shaded by balconies or other features of the structure. All finishes are light in color.

Building Separation:

Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and Intracoastal Waterway from existing structures.

The two towers that comprise Olakino House are separated by a minimum of 36'-8", and for the bulk of the project are separated by more than 70' above 31' in height. In addition, the 20' setbacks on the north and south provide views of the Intracoastal waterway which increases to 30' – 50' above.

Rooftop Design:

Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

Both buildings of Olakino House have active rooftop uses and shield the mechanical systems from view.

f) Vehicular Circulation:

Ingress/Egress:

For the CBA zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

Olakino House has only 2 curb-cuts the minimum required for the adequate function of the project. The 2 curb cuts on 370 feet of street frontage is far less than is common throughout the IOA or Central Beach District.

Arrival/Drop-off Areas:

Major arrival/drop-off areas should only be encouraged along sidestreets, especially those designated as People Streets. Arrival/drop-off areas should be encouraged to provide sufficient room for vehicle stacking, loading, unloading, and other main entrance functions. Pedestrian entries for all residential, hotel and commercial structures should be located the maximum possible distance from loading and service areas.

The project only fronts one street, Bayshore Drive. By routing the vehicular entrance under the building envelope, beyond the 20' front yard setback, the project will provide adequate room for stacking, loading and unloading, and other functions outside of the public rights-of-way.

Other:

Individual parcels should be encouraged to accommodate transit stops for the county bus service, the proposed water taxi and other transit systems. Fire access lanes and other emergency vehicular accessways may be designated by the appropriate public agency. Uses that require service by large vehicles should be designed to allow large vehicle access without blockage of adjoining vehicular or pedestrian circulation.

Olakino House will explore accommodating the water taxi services..

g) Pedestrian Circulation:

Urban Open Spaces/Plazas:

Open spaces for public congregation and recreation should be encouraged to the extent that these spaces do not substantially interrupt the streetscape edge at the building line. Open spaces should be permitted both within and behind building yards in proportion to the bulk of the adjacent building. The streetscape edge should be maintained by architectural features (arcades) site furnishings (flagpoles, light standards) for landscape elements (palms, etc.) which provide continuity between the building line of adjoining structures.

All urban open spaces should be accessible and visible from the adjoining public sector corridor while providing for the safety and security of patrons. Severe elevation change and walls should be discouraged between the adjoining public corridor and the open space. Entryways and steps to these open spaces should be kept wide and welcoming in character. All urban open space must be kept handicap accessible.

The following amenities should be encouraged within urban open spaces: ornamental fountains, waterfalls, sculpture, trellises, arbors, seating facilities, landscape features, etc. Design features of these open spaces should serve to enhance the visual and functional quality of the adjoining corridor and be compatible with public sector site elements.

View corridor provided.

Pedestrian Corridors:

Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or Intracoastal Waterway should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows for emergency vehicle access. The corridors may pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.

View corridor provided.

Parking:

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Structure parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead structures are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

Olakino House includes 151 parking spaces. All parking is internalized in the building, and complies with all circulation and ingress/egress guidelines, and are designed to minimize impact with pedestrian travel.

h) Perimeter Treatments:

Screening:

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.

Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work.

Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.

Any lot that becomes vacant through removal of a structure should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

Olakino House complies with this requirement by internalizing building systems (including trash collection, equipment storage, and mechanical equipment) to the greatest extent possible. To the extent that certain elements could not be incorporated into the structure (such as pad transformers) they are shielded from public view and substantially landscaped to minimize the visual impact.

Paving:

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

All paving on the Property will be of outstanding design and character, and will fit with the overall fabric of the streetscape, as contemplated by the Beach Streetscape Master Plan. The applicant shall, in conjunction with the development of the Project, improve the public right of way in front of the Property in conjunction with the Beach Streetscape Master Plan.

Landscape:

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be

consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade trees. Property abutting the Intracoastal Waterway should have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

The portion of Bayshore Drive near the Property is currently barren along the public right-of-way, with a predominance of concrete, minimal landscaping, and front-loaded parking. Olakino House will have extensive, lush landscaping that utilizes a mix of tropical and Florida native plants appropriate for its coastal setting. The planting design will be complementary to and (where applicable in the right of way) in compliance with the Beach Streetscape Master Plan. Street trees are provided both in bulb outs, as well as in a suspended paving system adjacent to provided on-street parking to create a continuous canopy for a more comfortable pedestrian experience.

i) *Site Furnishings:*

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

There are minimal site furnishings at Olakino House, minimizing visual clutter. The signage, as discussed below, is minimized and is consistent with the superior design of the Project.

j) *Signage:*

Private sector signage should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Signage should be considered

an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

The signs on the Property will be designed to compliment the landscaping and building entryways.

k) *Lighting:*

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard's appearance. Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance, enhance personal security, and discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation. Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public sector site elements.

The lighting throughout Olakino House is consistent with the residential use of the Property and with the residential character of the surrounding neighborhood and adjacent parcels, and sufficient to allow appropriate police and civil surveillance. The lighting – both in the buildings and throughout the site -- is uniform and at appropriate foot-candle levels. Street lighting shall reflect the fixture style, light source, and illumination intensity of the adjoining public lighting.

l) *Utilities:*

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.

New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.

All utilities shall be appropriately integrated with surrounding uses, to the extent they are not internal to the building, and are designed to minimize impact on neighbors and the public rights-of-way.

m) *Site Plan Objectives:*

The following Site Plan Objectives shall be incorporated in all development proposals for the Central Beach Revitalization Area and RMM-25, RMH-25 and RMH-60 zoning districts. This section provides an outline on how and what outdoor spaces need to be provided as part of development proposals. The intent is to ensure that development is more than buildings and structures. The quality of the Central Beach Revitalization area will be enhanced with the addition of planned outdoor spaces.

n) *Usable Outdoor Spaces:*

Hotel and residential development shall provide usable outdoor recreation spaces designated to accommodate passive areas (sitting, etc.) and active areas (pools, etc.). Commercial development shall provide usable outdoor sitting and gathering spaces designed to furnish a place for pedestrians to view, use or consume the goods and services offered.

There shall be a variety in the sizes of outdoor spaces and the level of detail shall be such as ornamental fountains, waterfalls, sculptures, trellises, arbors, seating facilities and landscape features.

The total size required for the outdoor spaces will be evaluated on the size and use of the proposed development.

The Project includes a pool and pool deck for residents of the buildings located on the south western portion of the Property, as well as many individual plunge pools.

Pedestrian Accessible Spaces:

Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the Intracoastal Waterway, or both.

View corridor provided. These spaces supplement the pedestrian experience, and provide access to the Intracoastal Waterway.

o) *Defensible Space:*

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.

Olakino House is designed in accordance with CPTED principles.

**In addition to the above requirements, the following may be required based on the site specifics of each project:
Provide plant material in the adjacent right-of-way.**

The applicant shall furnish plant material and other furnishings in the portion of the public right-of-way in front of the Property in accordance with the Beach Streetscape Master Plan.

**Provide foundation/entry plantings to the development.
All sites should exhibit lush tropical landscaping.**

Olakino House provides lush, tropical landscaping appropriate for its coastal setting as shown on the Site Plan.

**Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.
Preserve view corridors. The City recognizes that existing and new views to and from the Intracoastal Waterway, Atlantic Ocean, Bonnet House and public parks are important to maintain.**

The setbacks; step backs; significant spacing between the two buildings; and inclusion of the View corridor at the southern end of the Property maintain substantial view corridors to the Intracoastal Waterway.

Section 6: Section 47-26.A.1 Request for Application of Prior Zoning Regulation

Sec. 47-26A.1. - Request for application of prior zoning regulation.

F. Review process. The review process under this section is as follows:

- 1. The property owner shall submit a request for application of a prior zoning regulation to the department. The department shall review same and within ten (10) days of the date of submittal, the department shall provide in writing its response to the request and shall state whether the new project meets the provisions of the ULDR except a zoning regulation in effect immediately prior to the adoption date.*

RESPONSE:

The property owner submitted a request and the Zoning Administrator provided the response.

2. *If the new project meets all of the ULDR except a zoning regulation in effect immediately prior to the adoption date, the property owner shall be notified in writing of same by the department and the property owner shall file additional information with regard to its request including the following:*
 - a. *A statement regarding the existing use of the subject property,*
 - b. *Whether a vested right to a specific use of real property exists,*
 - c. *A description regarding how the new project meets the criteria in subsection G and any information supporting same, and*
 - d. *Any other information deemed necessary by the department to review the request.*

RESPONSE:

The information required by 2a-d is contained herein.

3. *Within no less than twenty (20) business days and not more than sixty (60) business days from submittal of the applicant's complete request, the planning and zoning board shall hold a public meeting to consider the application and the record and recommendation forwarded by the department and shall hear public comment on the application.*

RESPONSE:

The application is proceeding to the Planning and Zoning Board.

4. *The planning and zoning board shall determine whether the request meets the criteria provided in subsection G and shall forward its recommendation to the city commission.*

RESPONSE:

Understood.

5. *During a public meeting, the city commission shall consider the request and the record and recommendation forwarded by the department and planning and zoning board and shall hear public comment on the request.*

RESPONSE:

Understood.

6. *If the city commission determines that the request meets the criteria provided in subsection G, it shall take action required to approve the request with such conditions necessary to ensure compliance with the criteria provided herein. If the city commission determines that the request does not meet the criteria, the city commission shall deny the request.*

RESPONSE:

Understood.

G. Criteria. The review criteria for approving a request is as follows:

1. *The new project is consistent with the city's comprehensive plan.*

RESPONSE: Olakino House meets the goals, policies and objectives of the City’s Comprehensive Plan (the “Plan”) as articulated in part in the Intracoastal Overlook Area (“IOA”) zoning district regulations set forth in Section 47-12 of the City Unified Land Development Regulations (the “ULDR”). Olakino House is consistent with the permitted uses and height maximums of the IOA and is consistent with the approved densities set forth in the Central Beach Revitalization Plan and the Central Beach Regional Activity Center (“Beach RAC”).

POLICY ED 2.2.1: Continue to support local economic development initiatives for the local Community Redevelopment Agency efforts in the Beach, Central City, and Northwest-Progresso-Flagler CRAs.

RESPONSE: Olakino house supports this policy by investing millions of dollars in the North beach Area neighborhood and providing high end housing options for Fort Lauderdale residents.

POLICY CM 3.1.2: The vehicle trip cap contained in the Future Land Use Element, shall address roadway carrying capacity, particularly in the Central Beach Area.

RESPONSE: Olakino house is consistent with this policy and meets the trip cap threshold with its request for trips via this application.

Future Land Use Element : Central Beach Regional Activity Center:

The Central Beach Regional Activity Center serves as a local and regional destination and is a center for tourist activity, in addition to serving existing and future residential, hotel and commercial uses. The intent of this designation is to encourage high quality mix of uses, promote a strong local economy, integrated with residential, hotel, commercial and recreational uses, a strong waterfront and marina experience, complemented by a world-class pedestrian environment and open space. Sustainability of the beach community shall be achieved through encouraging multimodal transportation options, consideration of sea level rise resilience, and opportunities to create a connected environment with a strong sense of place.

RESPONSE: Olakino house is consistent with and will support the goals of the Central Beach Regional Activity Center by providing high quality residential options which will support the local beach economy. Further, Olakino House has been designed to be resilient to seal level rise; creates a connectivity between Bayshore Drive and the Intracoastal; and creates a strong sense of place with its exemplary architecture.

POLICY TM 1.7.8: The City shall require traffic and transportation coordination, inclusive of emergency management access, as a component for special events within the City, especially in areas where the transportation grid is constrained, such as the beach.

RESPONSE: Olakino house is consistent with this policy.

- The new project meets all of the requirements of the ULDR except for the zoning regulation which has been amended on or after the adoption date and, but for the amendment of such zoning regulation, the project would meet all the provisions of the ULDR.*

RESPONSE:

The Property is located in the IOA zoning district and meets all of the district’s requirements, with the exception of Section 47-12.5.D.5 of the ULDR. The dimensional requirements for the IOA and for the proposed new development are similar with the shortened structure of the parking exceeding 200’ – allowing the parking podium to be shorter than would be necessary to meet the parking requirements if the length was restricted to 200’. The following is a comparison of the Olakino House proposal with the IOA requirements:

	IOA	PROPOSED
Height:	120’	120’
Setback		
Front(E)	Min 20’	Min 20’- Max 30’-9”
Rear(W)	Min 20’	Min 20’ – Max 22’6”
Side(N)	Min 10’	Min 20’- Max 47’
Side(S)	Min 10’	Min 20’ – Max 46’-11”
Length	200’	North Building 142’ – 2.5” South Building 142’ – 2.5” Parking podium 388’-6”
Building Separation	20’	39’ – 3”

- The new project is suitable for the property and meets the Neighborhood Compatibility Criteria as provided in Sec. 47-25.3.*

RESPONSE:

Olakino House meets the Neighborhood Compatibility requirements as set forth in the Narrative.

- Restricting the property from being used for the proposed new project as a result of the new zoning regulation unreasonably restricts the use of the property such that the property owner bears a disproportionate share of a burden imposed for the good of the public which in fairness should be borne by the public at large.*

RESPONSE:

The IOA zoning on the Property, and the majority of the other Central Beach zoning districts now include parking structures in the dimensional limitation of 200’. This means that pursuant to the current ULDR, the parking connection which connects the two buildings’ parking, conflicts

dimensional maximum requirements of the ULDR. The design of Olakino House seeks to provide an open ground level experience to the general public and mask the parking in a minimal form. And the requirement to separate the garage into two garages would result in a taller, less pedestrian friendly design.

The Property is unusual in shape in that it is very long. In order to design a site plan consistent with the principles of the ULDR design guidelines contained in Sec. 47-25.3 of the ULDR, it is necessary to place as much of the parking structure as low as possible and below the public amenities as possible. This design preserves and creates views of the Intracoastal Waterway. Further, the design of a low-level parking in accordance with these principles on the Property, dictates a long, low, "structure" that exceeds the dimensional limitation of 200'.

If the dimensional limitation were applied to the Property, the owner would be disproportionately burdened by the requirement and unable to properly site plan the Property. Further contrary to the intent of the dimensional limitation, the public would not benefit from imposition of the dimensional limitation. Relief from the 200' length requirement acts for the good of the public.

Application of the 200' maximum to this garage that is only two levels unreasonably burdens the Property by the literal application of the dimensional limitation. The thin masked garage would be broken into two more massive garages with more floors of parking added and additional vehicular entrances for access and loading access would be introduced at the ground level disrupting the public realm and replacing some of the ground level townhomes with garage openings. This design would be less consistent with the goals of the Private Sector Design Guidelines contained in the ULDR.

5. *The new project if approved protects the public interest served by the regulation at issue and is the appropriate relief necessary to prevent the governmental regulation from unreasonably restricting the use of the real property.*

RESPONSE:

The public interest intended to be protected by the dimensional maximum is the visual impact of above ground structures. Olakino House's design with the low-level hidden parking, greater ground level uses and public interaction with Olakino House's pedestrian amenities protects this public interest. The literal interpretation of the dimensional limitation to this portion of the structure is contrary to the public interest as it increases building mass and eliminates visually appealing space and greenery.