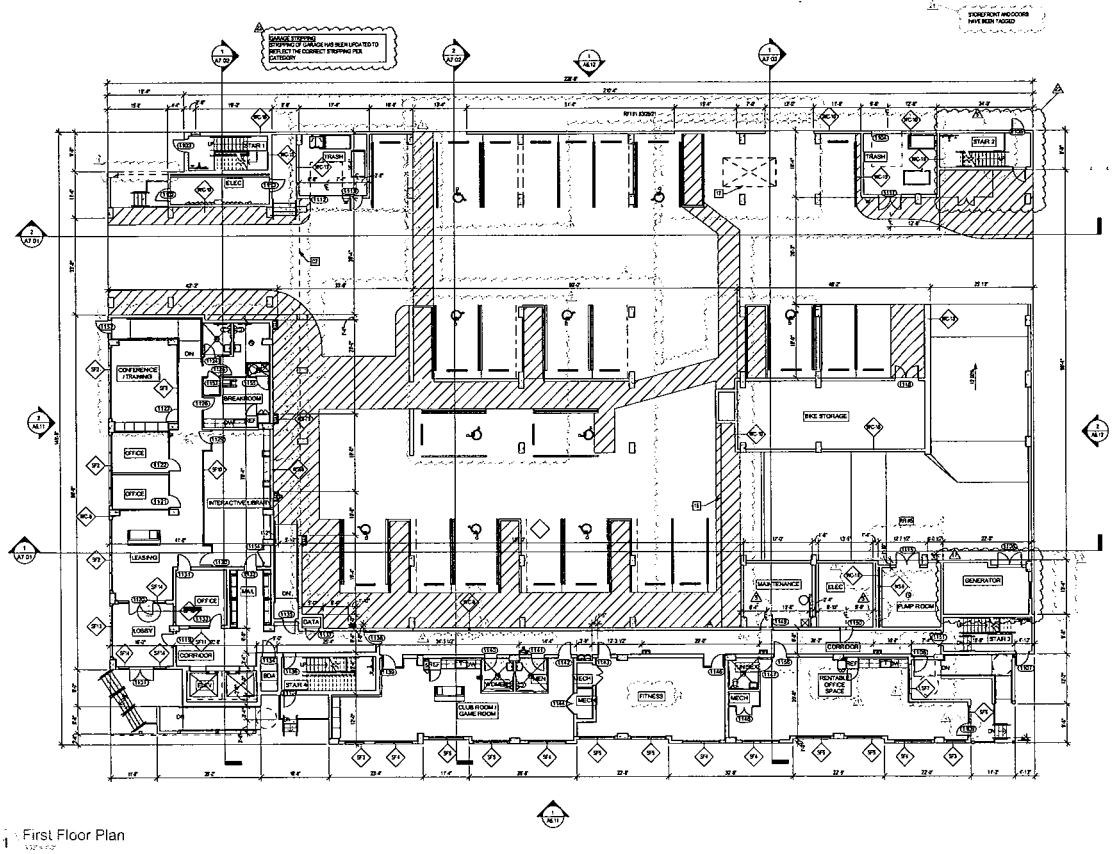
# EXHIBIT 4




1 First Floor Plan

## SHEET NOTES

A. REFER TO SHEET A1.00 FOR GENERAL NOTES
B. REFER TO SHEET A1.01 FOR CONSTRUCTION ASSEMBLIES
C. REFER TO SHEETS A5.81 THRU A5.75 FOR UNIT PLANS
D. REFER TO SHEETS A6.11 AND A6.31 FOR DOOR AND WINDOW SCHEDULES
E. ALL DIMENSIONS ARE FROM FACE OF MASONRY OR STUD WALL
F. REFER TO STRUCTURAL DRAWINGS FOR BEARING AND SHEAR WALL LOCATIONS
G. ALL EXTERIOR WALLS TO BE WS-6, UNO
H. ALL UNIT TO BREEZEWAY WALLS TO BE WS-6B, UNO
J. ALL INTERIOR NON-BEARING NON-SHEAR WALLS TO BE WS-4, UNO
K. ALL TENANT SEPARATION WALLS TO BE WS-4, UNO
L. RATED INTERIOR BEARING WALLS TO HAVE ALL OPENINGS PROTECTED WITH CONTINUOUS FIRE-RATED GYPSUM BOARD WRAPPED THROUGH GROUNDS, OR APPROVED FIRE PROTECTIVE COVERING AS WITH MECHANICAL, ELECTRICAL AND DOOR DETAILS
M. REFER TO SHEETS A5.10 FOR ARCHITECTURAL SLAB PLANS WITH GROUND FLOOR SPOT ELEVATIONS. UPPER FLOOR SPOT ELEVATIONS ARE DERIVED FROM TOP OF UNIT GYPSUM TOPPING. REFER TO SECTIONS AND DETAILS
N. REFER TO BALANCED PLAN DETAILS FOR ADDITIONAL WALL TYPES, SLOPES, AND SPOT ELEVATIONS

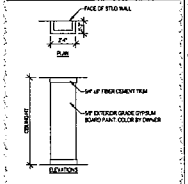
## KEY NOTES

01 FLOOR DRAINS, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
02 LINE OF CEILING ABOVE
03 SOLID COUNTERTOP: AT ROOF TOP TERRACE, PROVIDE SUPPORT BRACKETS AND BURT-CATCHING FOR TRASH
04 MAIN ROOF DRAIN, REFER TO PLUMBING PLANS, SET AT LOW POINT OF ROOF, MAINTAINING 2" MINIMUM INSULATION PER ROOF ASSEMBLY
05 ENERGY EFFICIENT WATER HEATER
06 ENERGY STAR / WATER SAVING FRONT LOAD WASHER
07 ENERGY STAR / WATER SAVING WASHER
08 ENERGY STAR FRONT LOAD DRYER
09 ENERGY STAR DRYER
10 42" HIGH GUARDRAIL, REFER TO ELEVATIONS FOR DETAILS
11 A/C CONDENSER PAD, REFER TO SITE PLAN FOR A/C CONDENSER PAD LAYOUTS
12 CONCRETE PAVERS SYSTEM ON ADJUSTABLE PEDESTALS TO CREATE A ROOF SYSTEM THAT APPEARS MONOLITHIC COLOR AND SIZE PER OWNER
13 VEHICLE BARRIER CABLE SYSTEM PER SPECIALITY ENGINEER, GC TO COORDINATE
14 ALUMINUM TRELLIS SYSTEM DESIGN BY SPECIALITY ENGINEER, COLOR BY OWNER
15 4" LONG TRENCH DRAIN SPACED AT 30' APART, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
16 42" HIGH CONTINUOUS PAINTED STEEL GUARDRAIL IN PREMIUM COLOR PER OWNER
17 EXISTING SINGLE TREE

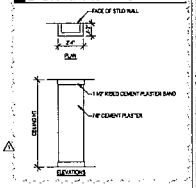
## LEGEND

INDICATES SPECIFIC ASSEMBLY TYPE
INTERIOR BEARING WALL
CONCRETE COLUMN PER STRUCTURAL, REFER TO A5.00 FOR COLUMN LOCATION
FLOOR DRAINS, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
SEMI-RECESSED FIRE EXTINGUISHER IN CABINET, REFER TO DEX NOTES

## INTERIOR CORRIDOR PILASTER




## EXTERIOR GARAGE PILASTER




PLAN CLARIFICATION HERE MADE TO MAKE DRAWING PLANS LEGIBLE

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

257 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
phone 407.830.1430
AA0002731
www.forumarchitecture.com

**Seven on Seventh Apartments**

ARCHITECT
Fort Lauderdale, FL
12/14/2020
James B. Black
AR20111224

STATE OF FLORIDA
JAMES B. BLACK
AR20111224
REGISTERED ARCHITECT

SET DISTRIBUTIONS

| | |
|---|---|
| 05/27/20 | Permit Set |
| 12/14/20 | Permit Set |

SHEET REVISIONS:

| | | |
|---|---|---|
| 07/27/20 | 1 | Misc Coordination 1 |
| 08/27/20 | 2 | GC Comments 1 |
| 11/09/20 | 3 | GC Comments 2 |
| 12/18/20 | 4 | Misc Coordination 2 |
| 02/12/21 | 5 | Misc Coordination 4 |
| 04/07/21 | 6 | Roofing & Grease Trap Coordination |
| 06/10/21 | 7 | Building Dept Comments 3 |
| 01/24/22 | 11 | Misc Coordination 5 |
| 4/18/22 | 12 | Misc Coordination 7 |

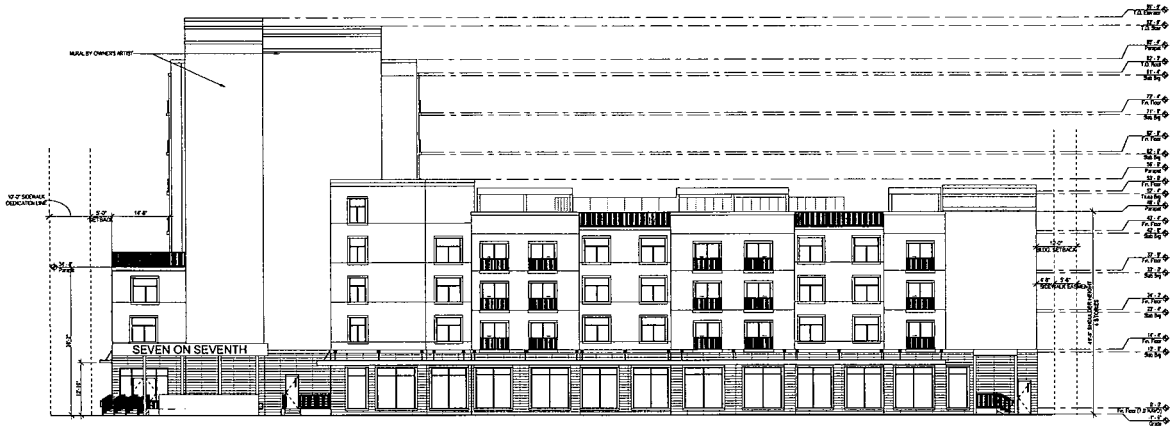
PROJECT NO 4032

Apartmetns

First Floor Plan

A5.11

2 SE Corner




1 Exterior Elevation - South
3/32" = 1'-0"

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

227 S. Westmonte Dr. ns, Suite 220
Altamonte Springs, 32714
phone 407 830 3430
AAC002731

www.forumarchitecture.com

**Seven on Seventh Apartments**

JWR RECEIVED
07/06/2021

Fort Lauderdale, FL

12/14/2020
James B. Black
AR0011224

STATE OF FLORIDA
JAMES B. BLACK
AR0011224
REGISTERED ARCHITECT

SET DISTRIBUTIONS:

| | |
|---|---|
| 09/25/20 | Permit Set |
| 12/14/20 | Permit Set |

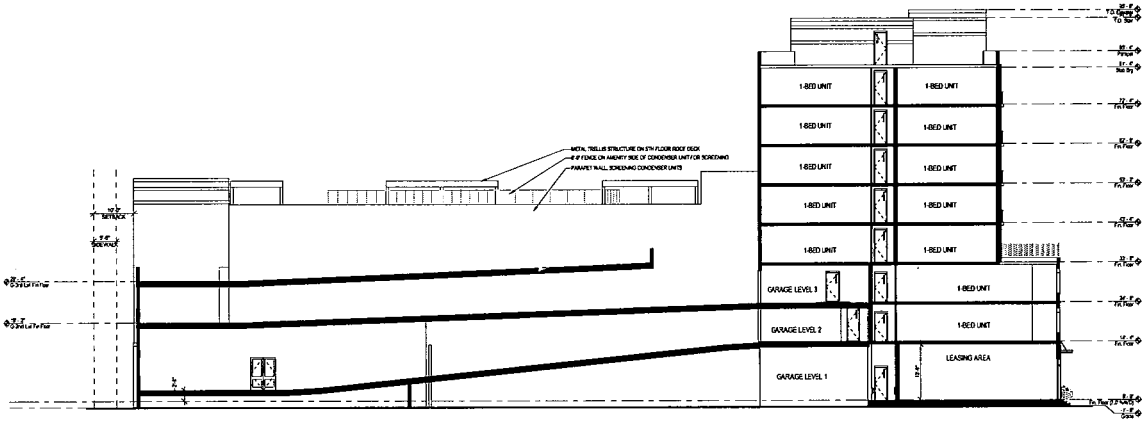
SHEET REVISIONS

PROJECT NO: 4032

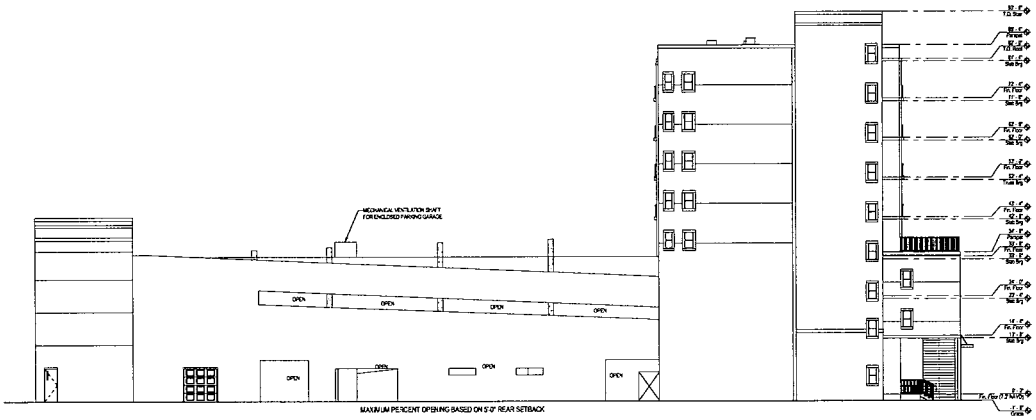
Apartments

Exterior Elevation

DRC-A6.11




2 East/West Section, Looking South
3/32" = 1'-0"




1 Exterior Elevation - North
3/32" = 1'-0"

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

227 S. Westmonte Drive, Suite 230
Altamonte Springs, fl 32714
phone 407 830 1400
AA0002731
www.forumarchitecture.com

**Seven on Seventh Apartments**

JWR RECEIVED
07/06/2021

Fort Lauderdale, FL

12/14/2020
James G. Black
AR0011224

STATE OF FLORIDA
JAMES G. BLACK
AR0011224
REGISTERED ARCHITECT

SET DISTRIBUTIONS:

| | |
|---|---|
| 9/25/20 | Permit Set |
| 12/14/20 | Permit Set |

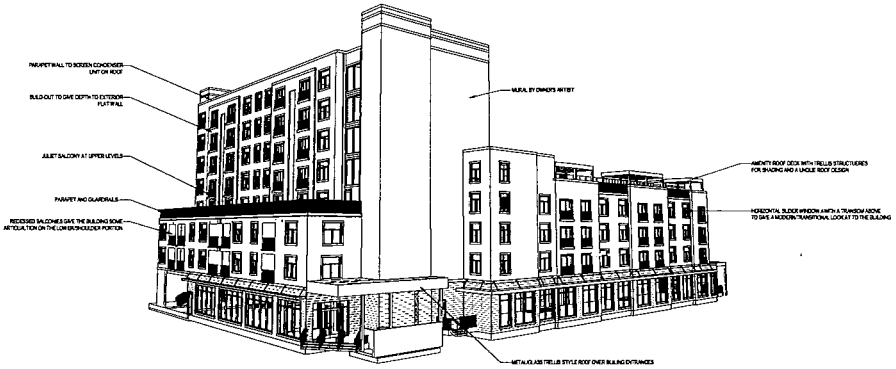
SHEET REVISIONS

PROJECT NO: 4032

Apartments

Exterior Elevation

DRC-A6.12




2 SW Corner

1 Exterior Elevation - West
3/32" = 1'-0"

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
phone 407.830.1400
AA0002731
www.forumarchitecture.com

**Seven on Seventh Apartments**

JWR RECEIVED
07/06/2021

Fort Lauderdale, FL

12/14/2020
James B. Black
AR0011224

STATE OF FLORIDA
JAMES B. BLACK
AR0011224
REGISTERED ARCHITECT

SET DISTRIBUTIONS

| | |
|---|---|
| 06/25/20 | Permit Set |
| 12/11/20 | Permit Set |

SHEET REVISIONS

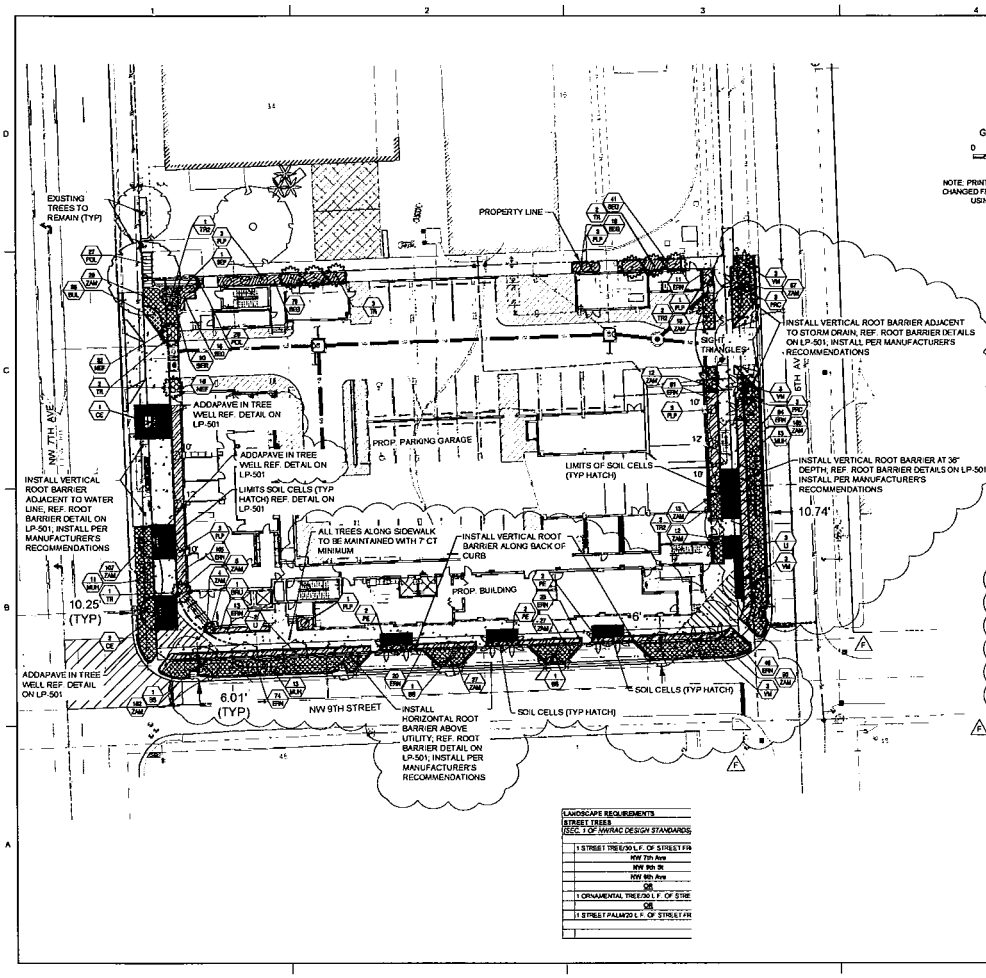
PROJECT NO. 4032

Apartments

Exterior Elevations

DRC-A6.13

BCHCED REF. #200812002



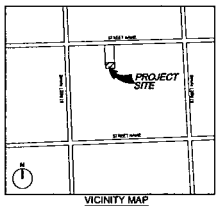

N

GRAPHIC SCALE

0 20 40

SCALE 1"=20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE




VICINITY MAP
(NOT TO SCALE)

## PLANT SCHEDULE

| TREES | QTY | BOTANICAL / COMMON NAME | SIZE | NATIVE | REMARKS |
|---|---|---|---|---|---|
| BS | 5 | BURSERA SIMARUBA GUMBO LIMBO | 16' HT. X 7' SPRD., FULL CANOPY | N** | |
| CE | 3 | CONOCARPUS ERECTUS GREEN BUTTONWOOD | 12' HT. X 6' SPRD., FULL CANOPY | N** | |
| LI | 5 | LAGERSTROEMIA INDICA CRAPE MYRTLE | 10' HT. X 7' CT., FULL CANOPY, STANDARD | ** | |
| PE | 8 | PTYCHOSPERMA ELEGANS ALEXANDER PALM | 10' C.T. | | |
| VM | 12 | VEITCHIA MONTGOMERYANA MONTGOMERY PALM | 14'-24' CT | * | |
| PALMS | QTY | BOTANICAL / COMMON NAME | SIZE | NATIVE | REMARKS |
| TR2 | 5 | THRINAX RADIATA FLORIDA THATCH PALM | 6' CT., HEAVY, DOUBLE | N** | |
| TR | 9 | THRINAX RADIATA FLORIDA THATCH PALM | 7'-8' C.T., HEAVY | N** | |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | NATIVE | REMARKS |
| BRU | 1 | BRUNFELSIA AMERICANA YESTERDAY TODAY & TOMORROW | 36" HT. X 36" SPRD. | | |
| MUH | 37 | MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS | 24" HT. X 24" SPRD., 30" OC | N** | |
| PRC | 6 | PHILODENDRON X 'ROJO CONGO' ROJO CONGO PHILODENDRON | 2.5' HT. X 3' SPRD. | | |
| PLP | 14 | POLYALTHIA LONGIFOLIA PENDULA MAST TREE | 10'-12' HT. X 4' SPRD., FULL | ** | |
| SSP | 1 | SENNA POLYPHYLLA DESERT CASSIA | 5' HT. X 2.5' SPRD. FULL CANOPY | ** | |
| SHRUB AREAS | QTY | BOTANICAL / COMMON NAME | SIZE | NATIVE | SPACING |
| BEG | 154 | BEGONIA ODORATA 'ALBA' WHITE ANGEL BEGONIA | 18" HT. X 18" SPRD. | ** | 18" OC |
| BUL | 28 | BULBINE BULBOSA BULBINE LILY | 10" HT. X 10" SPRD. | ** | 10" O.C. |
| ERN | 444 | ERNODEA LITTORALIS GOLDEN CREEPER | 12" HT. X 14" SPRD. | N** | 18" OC |
| NEF | 48 | NEORESELIA X 'FIREBALL' FIREBALL BROMELIAD | 8" HT. X 8" SPRD., 1 GAL | | 10" O.C. |
| POL | 58 | POLYPODIUM SCOLOPENDRIA WART FERN | 12" HT. X 14" SPRD. | ** | 18" OC |
| SER | 10 | SERENOA REPENS SAW PALMETTO | 24" HT. X 24" SPRD. | N** | 36" OC |
| ZAM | 728 | ZAMIA PUMILA COONTIE | 15" HT. X 18" SPRD. | N** | 30" OC |

NOTES

SOD TO BE ST. AUGUSTINE 'FLORATAM'. CONTRACTOR TO DETERMINE QUANTITY

ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE

BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES

| LANDSCAPE REQUIREMENTS |
|---|
| STREET TREES |
| (SEC. 1 OF NWRAC DESIGN STANDARDS) |
| 1 STREET TREE/30 L.F. OF STREET FR |
| NW 7th Ave |
| NW 9th St. |
| NW 6th Ave |
| OR |
| 1 ORNAMENTAL TREE/30 L.F. OF STRE |
| OR |
| 1 STREET PALM/20 L.F. OF STREET FR |


KEITH
301 East Atlantic Boulevard
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization # - 7928


SID / CONTRACT NO.:

REVISIONS

| NO. | DESCRIPTION | DATE |
|---|---|---|
| | DRC COMMENTS | 03/03/2020 |
| | COUNTY COMMENTS | 12/21/2020 |
| A | PER SCHCED | 1/04/2021 |
| B | SDLD PERMIT COMMENTS | 2/19/2021 |
| C | CONSTRUCTION COOR. | 3/02/2021 |
| D | SOIL CELL COORD. | 4/09/2021 |
| E | PER CITY BUILD. DEPT. | 5/13/2021 |
| F | PER CITY BUILD. DEPT. | 5/17/2021 |

# SEVEN ON SEVENTH

JWR RECEIVED
07/06/2021

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE ISSUED: | SEPTEMBER 2019 |
| DRAWN BY: | SR |
| DESIGNED BY: | SR, MP |
| CHECKED BY: | MP |

PAUL H. WEINBERG, R.L.A.
FLORIDA REG. NO. LA6666604
(FOR THE FIRM)

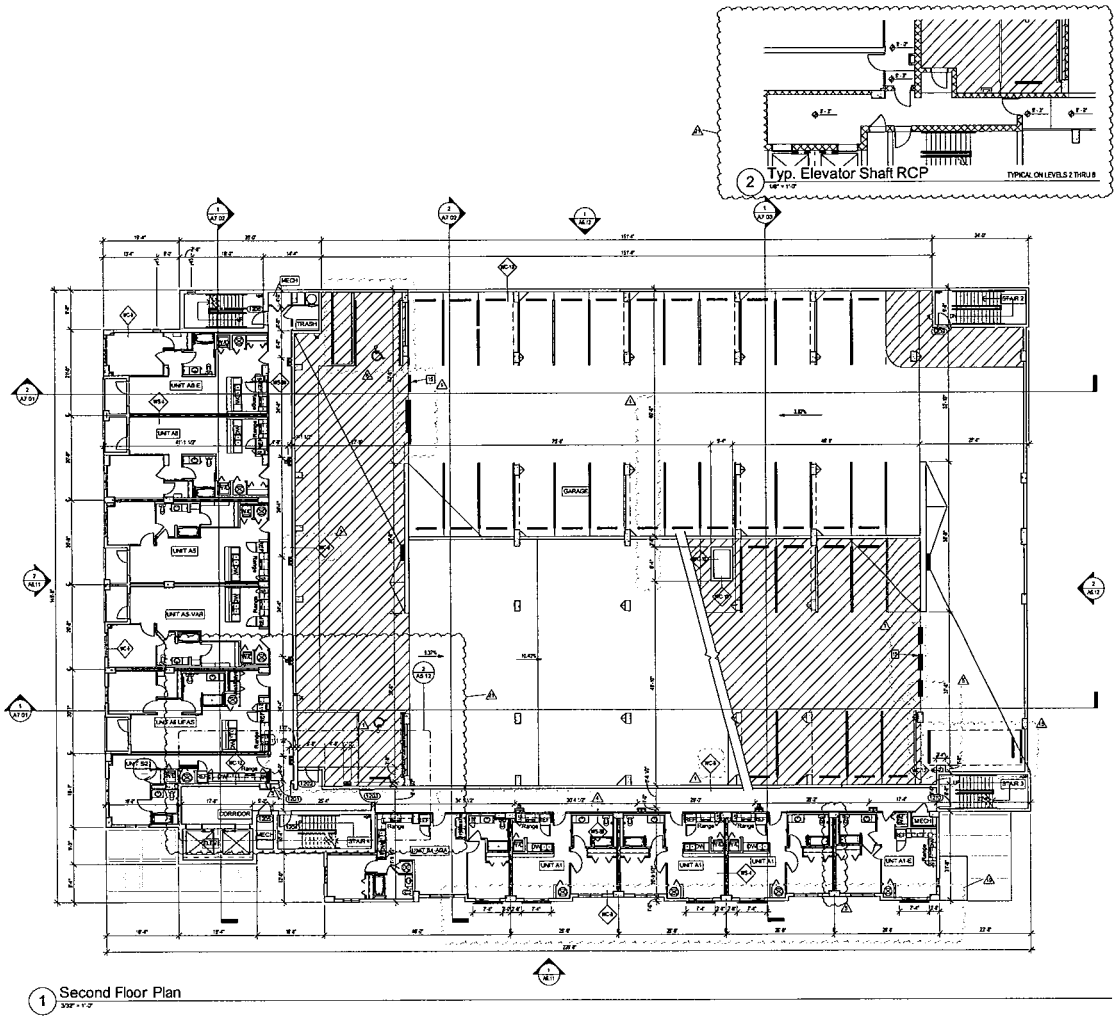
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP-101

PROJECT NO. 07699.00




SHEET NOTES

KEY NOTES

LEGEND

FORUM ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
phone 407.830.1400
AA0003731
www.forumarchitecture.com

**Seven on Seventh Apartments**

AHJ REC'D/REV'D 04/07/2022

Fort Lauderdale, FL

12/14/2020
James B. Black
AR0011224

STATE OF FLORIDA JAMES B. BLACK AR0011224 REGISTERED ARCHITECT

SET DISTRIBUTIONS

| | |
|---|---|
| 06/09/20 | Permit Set |
| 12/14/20 | Permit Set |

SHEET REVISIONS

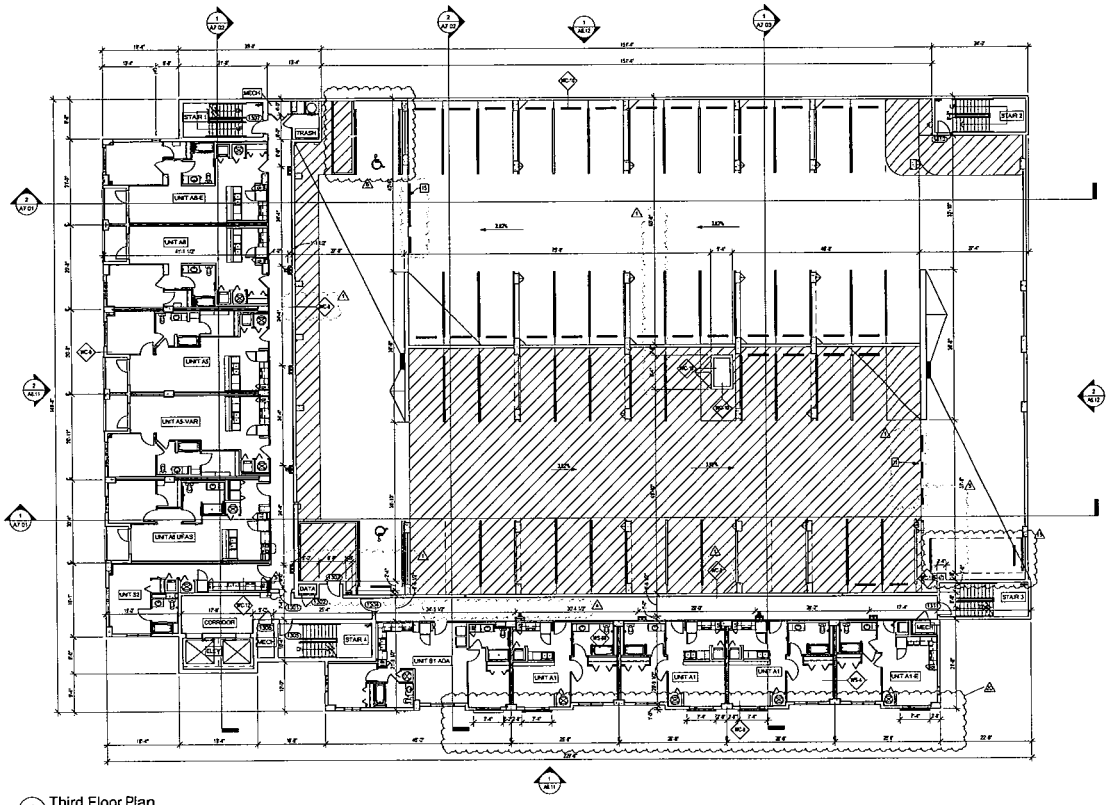
| | | |
|---|---|---|
| 10/07/20 | 1 | Misc. Coordination 1 |
| 06/29/21 | 4 | DC Comments 1 |
| 11/02/21 | 5 | DC Comments 2 |
| 12/10/21 | 6 | Misc. Coordination 2 |
| 07/07/21 | 15 | Ceilings & Dress Trap Coordination |
| 06/13/21 | 16 | Misc. Coordination 3 |
| 01/04/22 | 21 | Misc. Coordination 6 |

PROJECT NO: 4032

Apartments

Second Floor Plan

A5.12




1 Third Floor Plan
3/32" = 1'-0"

## SHEET NOTES

A REFER TO SHEET A1.00 FOR GENERAL NOTES
B REFER TO SHEET A1.01 FOR CONSTRUCTION ASSEMBLIES
C REFER TO SHEETS A5.01 THRU A5.70 FOR UNIT PLANS
D REFER TO SHEETS A6.11 AND A6.31 FOR DOOR AND WINDOW SCHEDULES
E ALL DIMENSION ARE FROM FACE OF MASONRY OR STUD WALL
F REFER TO STRUCTURAL DRAWINGS FOR BEARING AND SHEAR WALL LOCATIONS
G ALL EXTERIOR WALLS TO BE WS-6 UNO
H ALL UNIT TO BRIDGEWAY WALLS TO BE WS-4B UNO
J ALL INTERIOR NON-BEARING NON-SHEAR WALLS TO BE WS-4 UNO
K ALL TOWNE SEPARATION WALLS TO BE WS-4 UNO
L RATED INTERIOR BEARING WALLS TO HAVE ALL OPENINGS PROTECTED WITH CONTINUOUS FIRE RATED GYPSUM BOARD WRAPPED THROUGH OPENING, OR APPROVED FIRE PROTECTIVE COVERING TO MEET MECHANICAL, ELECTRICAL AND DOOR DETAILS
M REFER TO SHEETS A5.10 FOR ARCHITECTURAL SLAB PLANS WITH GROUND FLOOR SPOT ELEVATIONS, UPPER FLOOR SPOT ELEVATIONS ARE DERIVED FROM TOP OF UNIT GYPSUM TOPPING. REFER TO SECTIONS AND DETAILS
N REFER TO ENLARGED PLAN DETAILS FOR ADDITIONAL WALL TYPES, SLOPES, AND SPOT ELEVATIONS

## KEY NOTES

01 FLOOR DRAINS, SLOPE SLAB TO DRAIN REFER TO PLUMBING DRAWINGS
02 LINE OF CEILING ABOVE
03 SOLID COUNTERTOP AT ROOFTOP TERRACE, PROVIDE SUPPORT BRACKETS AND SUPPORTING FOR TRASH
04 MAIN ROOF DRAIN, REFER TO PLUMBING PLANS, SET AT LOW POINT OF ROOF, MAINTAINING 2" MINIMUM INSULATION PER ROOF ASSEMBLY
05 ENERGY EFFICIENT WATER HEATER
06 ENERGY STAR / WATER SAVING FRONT LOAD WASHER
07 ENERGY STAR / WATER SAVING WASHER
08 ENERGY STAR FRONT LOAD DRYER
09 ENERGY STAR DRYER
10 42" HIGH GUARDRAIL, REFER TO ELEVATIONS FOR DETAILS
11 A/C CONDENSER PAD, REFER TO SITE PLAN FOR AC CONDENSER PAD LAYOUTS
12 CONCRETE PAVERS SYSTEM ON ADJUSTABLE PEDESTALS TO CREATE A ROOF SYSTEM THAT APPEARS MONOLITHIC. COLOR AND SIZE PER OWNER
13 VEHICLE BARRIER CABLE SYSTEM PER SPECIALITY ENGINEER. GC TO COORDINATE
14 ALUMINUM TRELLIS SYSTEM DESIGN BY SPECIALITY ENGINEER. COLOR BY OWNER
15 4" LONG TRENCH DRAIN SPACED AT 30' APART, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
16 42" HIGH CONTINUOUS PAINTED STEEL GUARDRAIL IN PREMIUM COLOR PER OWNER
17 EXISTING GREASE TRAP

## LEGEND

WALL — INDICATES SPECIFIC ASSEMBLY TYPE
INTERIOR BEARING WALL
CONCRETE COLUMN PER STRUCTURAL, REFER TO AE.00 FOR COLUMN LOCATION
FLOOR DRAIN, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
FE — SEMI RECESSED FIRE EXTINGUISHER IN CABINET, REFER TO GEN NOTES

PLAN CLARIFICATION MODE MUST TO MAKE DRAWING PLANS LEGIBLE

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
phone 407 830 1400
AA0002731
www.forumarchitecture.com

**Seven on Seventh Apartments**

JWR RECEIVED
10/13/2021

Fort Lauderdale, FL

12/14/2020
James B. Black
AR0011224

STATE OF FLORIDA
JAMES B. BLACK
AR0011224
LICENSED ARCHITECT

SET DISTRIBUTIONS

| | |
|---|---|
| 06/05/20 | Permit Set |
| 12/14/20 | Permit Set |

SHEET REVISIONS

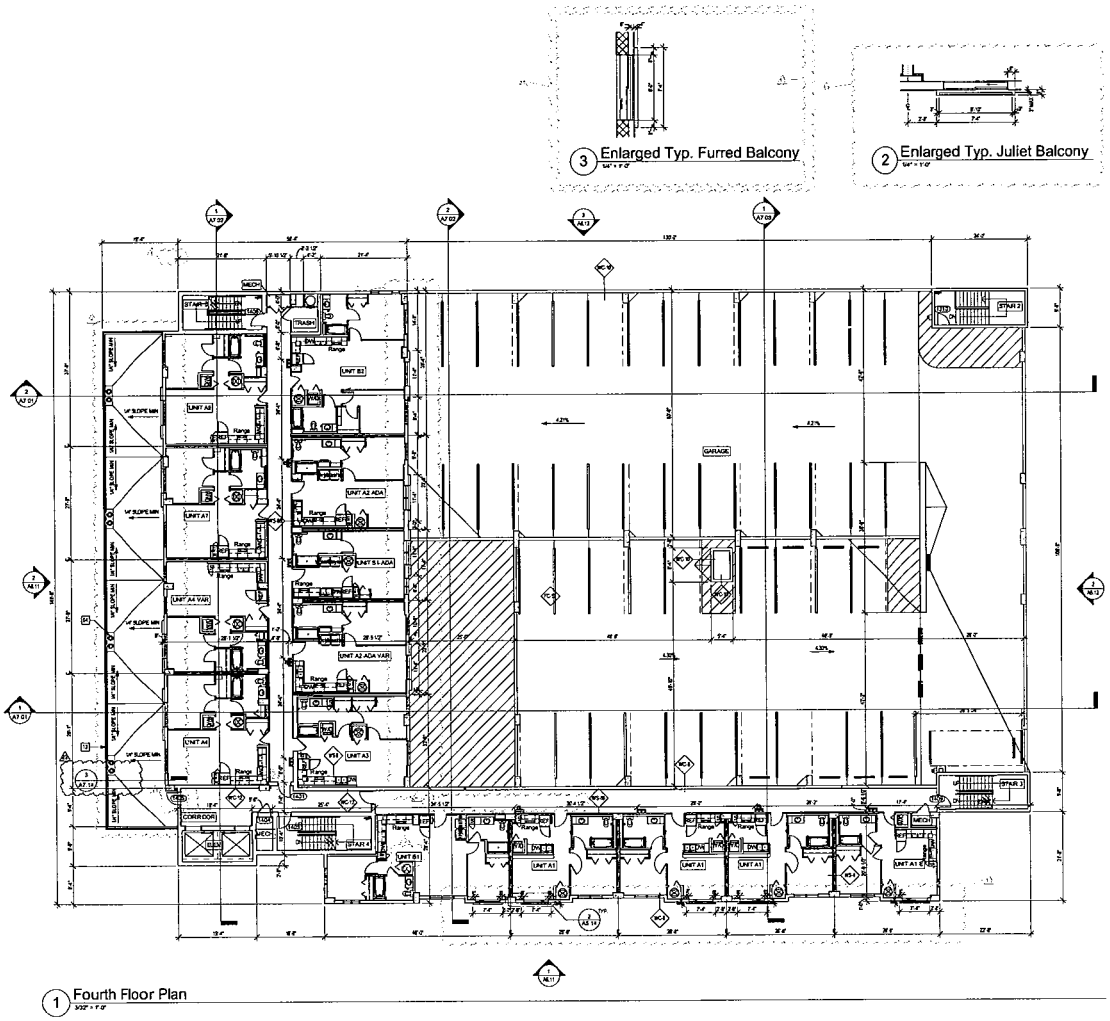
| | | |
|---|---|---|
| 07/27/20 | 1 | Issue Coordination 1 |
| 09/22/20 | 2 | GC Comments 1 |
| 11/09/20 | 3 | GC Comments 2 |
| 12/10/20 | 4 | Issue Coordination 2 |
| 2/10/21 | 5 | Roofing & Grease Trap Coordination |
| 10/07/21 | 6 | RFI 138 |

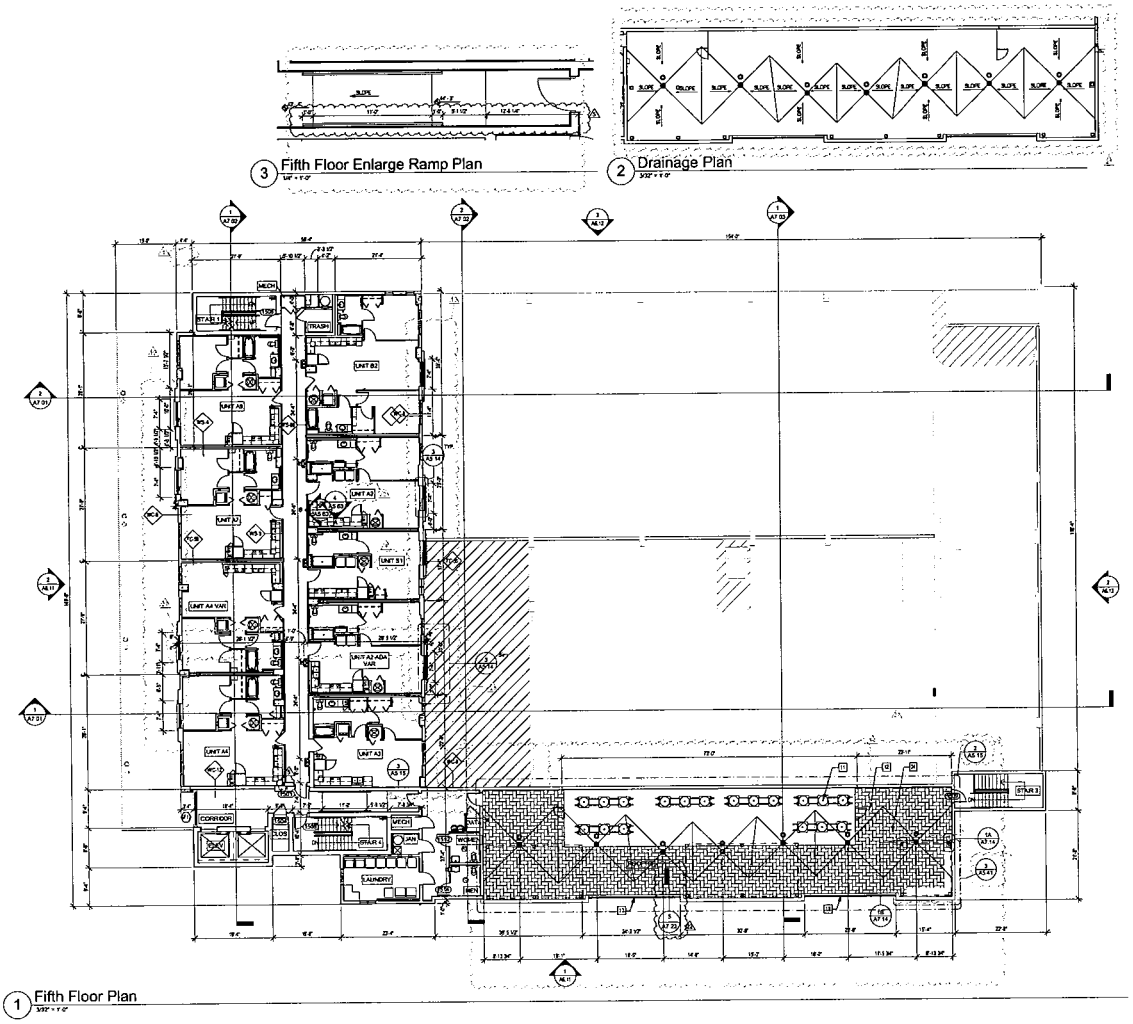
PROJECT NO 4032

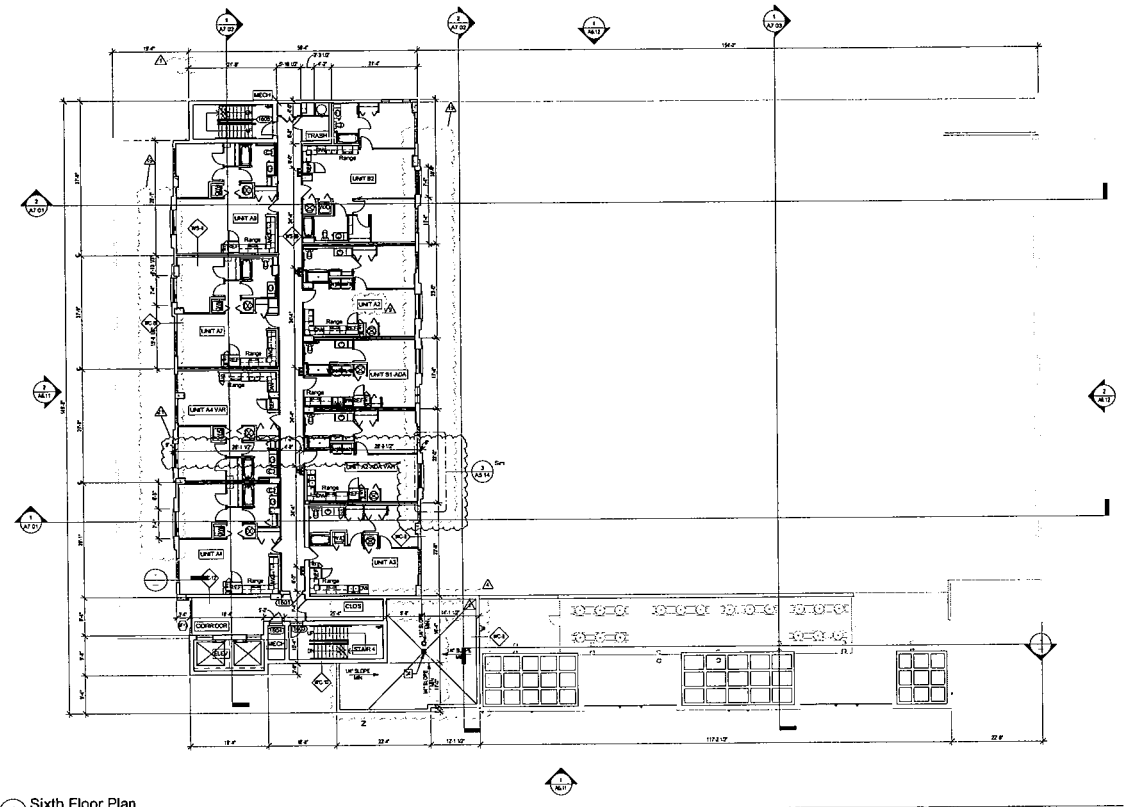
Apartments

Third Floor Plan

A5.13


3 Enlarged Typ. Furred Balcony
2 Enlarged Typ. Juliet Balcony
1 Fourth Floor Plan
GARAGE
STAIR 1
STAIR 2
STAIR 3
STAIR 4
CORRIDOR
TRASH
UNIT A1
UNIT A2
UNIT A3
UNIT A4
UNIT A4 VAR
UNIT B1
UNIT B2
UNIT A2 ADA
UNIT B1 ADA
UNIT A2 ADA VAR
SHEET NOTES
KEY NOTES
LEGEND
FORUM
ARCHITECTURE & INTERIOR DESIGN, INC.
Seven on Seventh Apartments
Fort Lauderdale, FL
12/14/2020
James B. Black
AR0011224
SET DISTRIBUTIONS
SHEET REVISIONS
PROJECT NO 4032
Apartments
Fourth Floor Plan
A5.14


3 Fifth Floor Enlarge Ramp Plan
2 Drainage Plan
1 Fifth Floor Plan
SHEET NOTES
KEY NOTES
LEGEND
FORUM
ARCHITECTURE & INTERIOR DESIGN, INC.
Seven on Seventh Apartments
Fort Lauderdale, FL
12/14/2020
James B. Black
AR0011224
SET DISTRIBUTIONS
SHEET REVISIONS
PROJECT NO. 4032
Apartments
Fifth Floor Plan
A5.15




1 Sixth Floor Plan
3/32" = 1'-0"

## SHEET NOTES

A REFER TO SHEET A1.00 FOR GENERAL NOTES
B REFER TO SHEET A1.0A FOR CONSTRUCTION ASSEMBLIES
C REFER TO SHEETS A3.01 THRU A3.75 FOR UNIT PLANS
D REFER TO SHEETS A6.11 AND A6.12 FOR DOOR AND WINDOW SCHEDULES
E ALL DIMENSION ARE FROM FACE OF MASONRY OR STUD WALL
F REFER TO STRUCTURAL DRAWINGS FOR BEARING AND SHEAR WALL LOCATIONS
G ALL EXTERIOR WALLS TO BE WC-4, UNO
H ALL UNIT TO BREEZEWAY WALLS TO BE WS-8, UNO
J ALL INTERIOR HOUSEKEEPING / NON-SHEAR WALLS TO BE WS-6, UNO
K ALL TOWNHOMES SEPARATION WALLS TO BE WS-4, UNO
L RATED INTERIOR BEARING WALLS TO HAVE ALL OPENINGS PROTECTED WITH CONTINUOUS FINE AX-TYPE GYPSUM BOARD MOUNTED THROUGH OPENING, OR APPROVED FIRE PROTECTING COORDINATE WITH MECHANICAL, ELECTRICAL AND DOOR DETAILS
M REFER TO SHEETS A5.41 FOR ARCHITECTURAL SLAB PLANS WITH GROUND FLOOR SPOT ELEVATIONS. UPPER FLOOR SPOT ELEVATIONS ARE DEPICTED FROM TOP OF UNIT GYPSUM TOPPING. REFER TO SECTIONS AND DETAILS
N REFER TO ENLARGED PLAN SET-UPS FOR ROOFTOPS, WALL TYPES, SLOPES, AND SPOT ELEVATIONS

## KEY NOTES

01 FLOOR DRAINS, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
02 LINE OF COOLING MOON
03 SOLID COUNTERTOP AT ROOFTOP TERRACE, PROVIDE SUPPORT BRACKETS AND SKIRT OPENING FOR TRASH
04 MAIN ROOF DRAIN, REFER TO PLUMBING PLANS, SET AT LOW POINT OF ROOF, MINIMUM 2" MINERAL INSULATION PER ROOF ASSEMBLY
05 ENERGY EFFICIENT WATER HEATER
06 ENERGY STAR / WATER SAVING FRONT LOAD WASHER
07 ENERGY STAR / WATER SAVING WASHER
08 ENERGY STAR FRONT LOAD DRYER
09 ENERGY STAR DRYER
10 42" HIGH GUARDRAIL, REFER TO ELEVATIONS FOR DETAILS
11 A/C CONDENSER PAD, REFER TO SITE PLAN FOR A/C CONDENSER PAD LAYOUTS
12 CONCRETE PAVERS SYSTEM ON ADJUSTABLE PEDESTALS TO CREATE A ROOF SYSTEM THAT APPEARS MONOLITHIC COLOR AND SIZE PER OWNER
13 VEHICLE BARRIER CABLE SYSTEM PER SPECIALTY ENGINEER, GC TO COORDINATE
14 ALUMINUM TRELLIS SYSTEM DESIGN BY SPECIALTY ENGINEER, COLOR BY OWNER
15 FLOWING TRENCH DRAIN SPACED AT 30' AT MAX., SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
16 42" HIGH CONTINUOUS PAINTED STEEL GUARDRAIL IN PREMIUM COLOR PER OWNER
17 EXISTING GREASE TRAP

## LEGEND

WALL — INDICATES SPECIFIC ASSEMBLY TYPE
INTERIOR BEARING WALL
CONCRETE COLUMN PER STRUCTURAL, REFER TO AE.00 FOR COLUMN LOCATION
FLOOR DRAIN, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
FE — SCHEDULED FIRE EXTINGUISHER IN CABINET, REFER TO GEN. NOTES

PLAN CLARIFICATION WERE MADE TO MAKE DRAWING PLANS LEGIBLE

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 230
Altamonte Springs 32714
phone: 407 830 3400
AA0002731

www.forumarchitecture.com

# Seven on Seventh Apartments

JWR RECEIVED 04/07/2022

Fort Lauderdale, FL

12/14/2020
James B. Black
AR0011224

STATE OF FLORIDA
JAMES B. BLACK
AR0011224
REGISTERED ARCHITECT

SET DISTRIBUTIONS:

| | |
|---|---|
| 09/28/22 | Permit Set |
| 12/14/22 | Permit Set |

SHEET REVISIONS

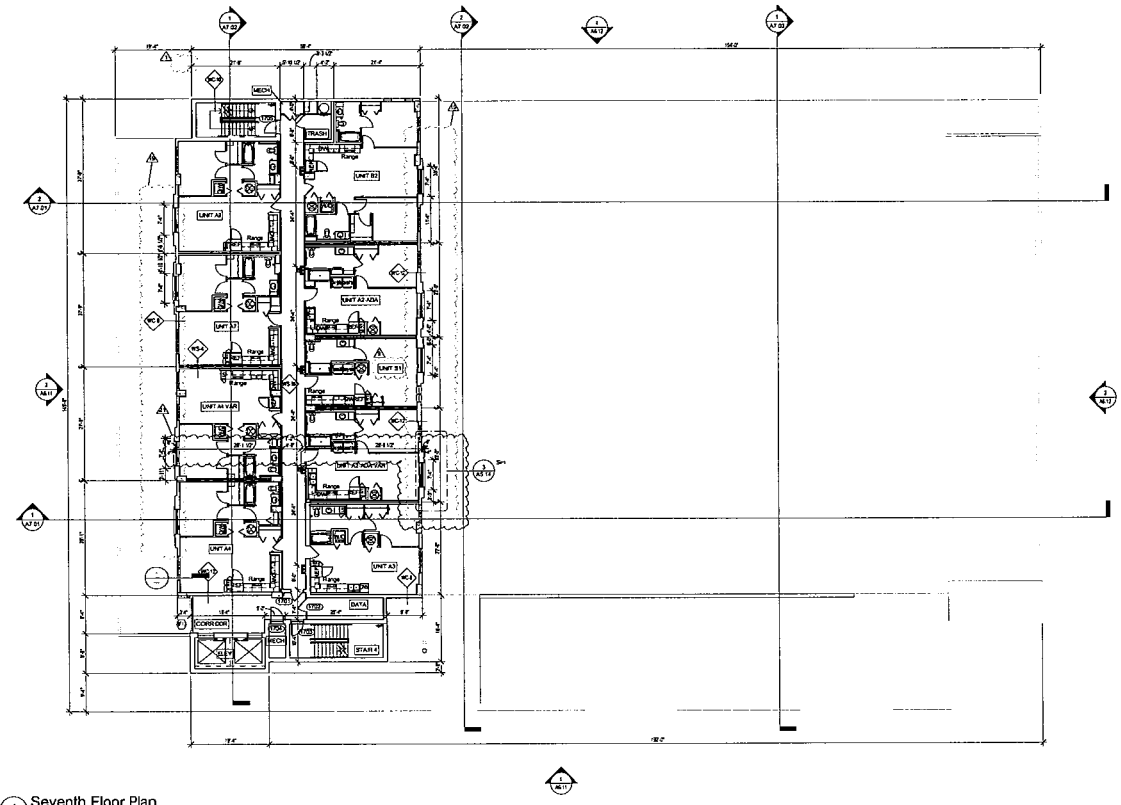
| | | |
|---|---|---|
| 07/27/22 | 1 | Misc Coordination 1 |
| 08/22/22 | 2 | GC Comments 1 |
| 09/12/22 | 3 | Misc Coordination 2 |
| 09/19/22 | 4 | Misc Coordination 3 |
| 01/04/23 | 5 | Misc Coordination 4 |

PROJECT NO 4032

Apartments

Sixth Floor Plan

A5.16



1 Seventh Floor Plan
3/32" = 1'-0"

## SHEET NOTES

A REFER TO SHEET A1.00 FOR GENERAL NOTES
B REFER TO SHEET A1.00 FOR CONSTRUCTION ASSEMBLIES
C REFER TO SHEETS A3.61 THRU A3.70 FOR UNIT PLANS
D REFER TO SHEETS A9.11 AND A9.12 FOR DOOR AND WINDOW SCHEDULES
E ALL DIMENSION ARE FROM FACE OF MASONRY OR STUD WALL
F REFER TO STRUCTURAL DRAWINGS FOR BEARING AND SHEAR WALL LOCATIONS
G ALL EXTERIOR WALLS TO BE WC4, UNO
H ALL UNIT TO RESIDENTIAL WALLS TO BE WS-B, UNO
J ALL INTERIOR NON-BEARING 1 HOUR SHEAR WALLS TO BE WS-B, UNO
K ALL "SHAFT SEPARATION WALLS TO BE WS-A, UNO
L RATED INTERIOR BEARING WALLS TO HAVE ALL OPENINGS PROTECTED WITH CONTINUOUS FIRE RATED GYPSUM BOARD WRAPPED THROUGH OPENING, OR APPROVED FIRE PROTECTIVE COVERING TO MATCH BEHIND ALL ELECTRICAL AND DOOR DETAILS
M REFER TO SHEETS A3.10 FOR ARCHITECTURAL SLAB PLANS WITH GROUND FLOOR SPOT ELEVATIONS, UPPER FLOOR SPOT ELEVATIONS ARE DENOTED FROM TOP OF UNIT GYPSUM TOPPING - REFER TO SECTIONS AND DETAILS
N REFER TO ENLARGED PLAN DETAILS FOR ADDITIONAL WALL TYPES, SLOPES, AND SPOT ELEVATIONS

## KEY NOTES

01 FLOOR DRAINS, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
02 LINE OF CEILING ABOVE
03 SOLID COUNTERTOP AT ROOFTOP TERRACE, PROVIDE SUPPORT BRACKETS AND WATERPROFING FOR TRUSH
04 MAIN ROOF DRAIN, REFER TO PLUMBING PLANS, SET AT LOW POINT OF ROOF, WATERPROOF & VERMILAN INSULATION ROOF ASSEMBLY
05 ENERGY EFFICIENT WATER HEATER
06 ENERGY STAR WATER SAVING FRONT LOAD WASHER
07 ENERGY STAR WATER SAVING WASHER
08 ENERGY STAR FRONT LOAD DRYER
09 ENERGY STAR DRYER
10 42" HIGH GUARDRAIL, REFER TO ELEVATIONS FOR DETAILS
11 A/C CONDENSER PAD, REFER TO SITE PLAN FOR AC CONDENSER PAD LAYOUTS
12 CONCRETE PAVERS SYSTEM ON ADJUSTABLE PEDESTALS TO CREATE A ROOF SYSTEM THAT APPEARS MONOLITHIC COLOR AND SIZE PER OWNER
13 VEHICLE BARRIER CABLE SYSTEM PER SPECIALITY ENGINEER, GC TO COORDINATE
14 ALUMINUM TRELLIS SYSTEM DESIGN BY SPECIALITY ENGINEER, COLOR BY OWNER
15 4" LONG TRENCH DRAIN SPACED AT 30' APART, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
16 42" HIGH CONTINUOUS PAINTED STEEL GUARDRAIL IN PREMIUM COLOR PER OWNER
17 EXISTING GREASE TRAP

## LEGEND

WALL TYPE — INDICATES SPECIFIC ASSEMBLY TYPE
INTERIOR BEARING WALL
CONCRETE COLUMN PER STRUCTURAL, REFER TO AE.00 FOR COLUMN LOCATION
FLOOR DRAINS, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
SEMI-RECESSED FIRE EXTINGUISHER IN CABINET, REFER TO DEK NOTES

PLAN CLARIFICATION WERE MADE TO MAKE DRAWING PLANS LEGIBLE

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
phone 407.830.1400
AA0002731
www.forumarchitecture.com

# Seven on Seventh Apartments

JWR RECEIVED 04/07/2022

Fort Lauderdale, FL

12/14/2020
James B. Black
AR0011224

STATE OF FLORIDA
JAMES B. BLACK
AR0011224
REGISTERED ARCHITECT

SET DISTRIBUTIONS:

| | |
|---|---|
| 06/22/22 | Permit Set |
| 12/14/22 | Permit Set |

SHEET REVISIONS

| | | |
|---|---|---|
| 10/27/21 | 1 | Misc Coordination 1 |
| 06/22/22 | 4 | GC Comments 1 |
| 10/12/21 | 5 | Misc Coordination 4 |
| 10/17/21 | 10 | Misc Coordination 5 |
| 01/24/22 | 11 | Misc. Coordination 6 |

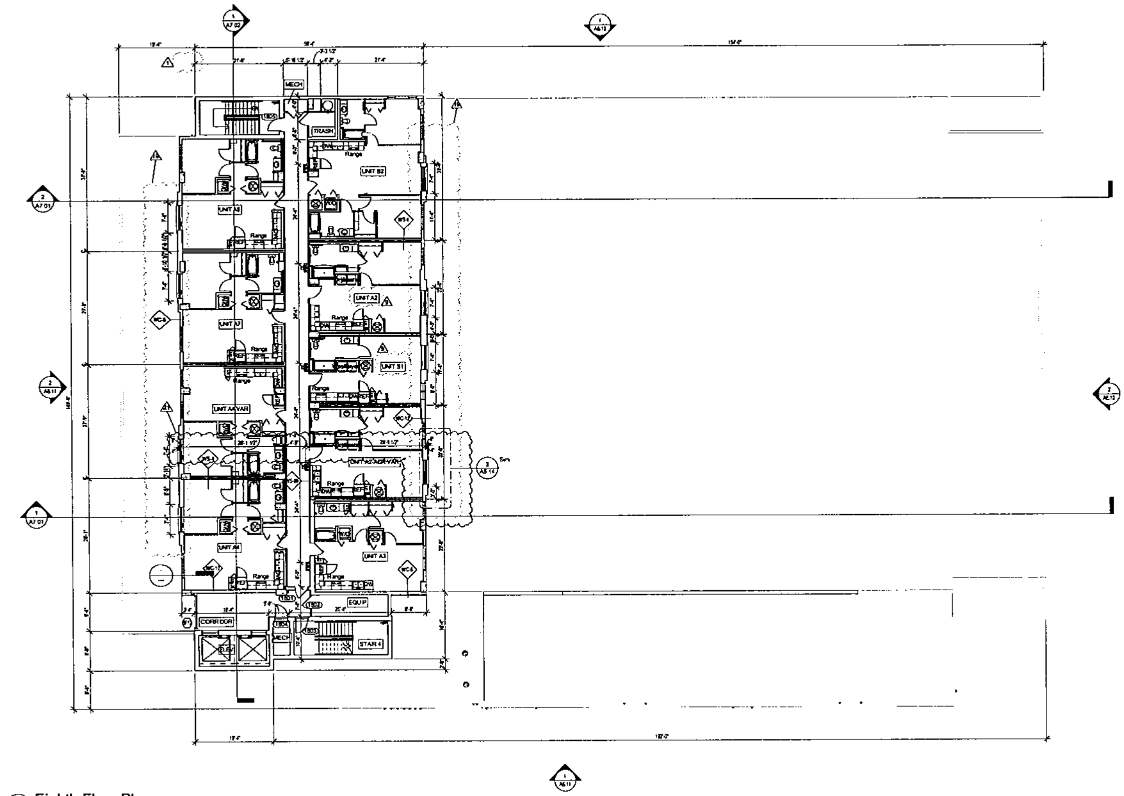
PROJECT NO: 4032

Apartments

Seventh Floor Plan

A5.17

© FORUM ARCHITECTURE & INTERIOR DESIGN, INC.
These documents, and the designs of Forum Architecture & Interior Design, Inc. are the property of Forum Architecture & Interior Design, Inc. Any reproduction, copying, or other use of these documents without the written consent of Forum Architecture & Interior Design, Inc. is prohibited.




1 Eighth Floor Plan
3/32" = 1'-0"

## SHEET NOTES

- A REFER TO SHEET A1.03 FOR GENERAL NOTES
- B REFER TO SHEET A1.04 FOR CONSTRUCTION ASSEMBLIES
- C REFER TO SHEETS A5.51 THRU A5.76 FOR UNIT PLANS
- D REFER TO SHEETS A8.11 AND A8.21 FOR DOOR AND WINDOW SCHEDULES
- E ALL DIMENSION ARE FROM FACE OF MASONRY OR STUD WALL
- F REFER TO STRUCTURAL DRAWINGS FOR BEARING AND SHEAR WALL LOCATIONS
- G ALL EXTERIOR WALLS TO BE WC-6, UNO
- H ALL UNIT TO BREEZEWAY WALLS TO BE WS-8B, UNO
- J ALL INTERIOR NON-BEARING / NON-SHEAR WALLS TO BE WS-8, UNO
- K ALL TENANT SEPARATION WALLS TO BE WS-4, UNO
- L RATED INTERIOR BEARING WALLS TO HAVE ALL OPENINGS PROTECTED WITH CONTINUOUS FIRE-RATED GYPSUM BOARD WRAPPED THROUGH OPENING, OR APPROVED FIRE PROTECTIVE. COORDINATE WITH MECHANICAL, ELECTRICAL AND DOOR DETAILS
- M REFER TO SHEETS A5.10 FOR ARCHITECTURAL SLAB PLANS WITH GROUND FLOOR SPOT ELEVATIONS. UPPER FLOOR SPOT ELEVATIONS ARE DENOTED FROM TOP OF UNIT GYPSUM TOPPING. REFER TO SECTIONS AND DETAILS
- N REFER TO ENLARGED PLAN DETAILS FOR ADDITIONAL WALL TYPES, SLOPES, AND SPOT ELEVATIONS

## KEY NOTES

- 01 FLOOR DRAINS. SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
- 02 LINE OF CEILING ABOVE
- 03 SOLID COUNTERTOP AT ROOFTOP TERRACE, PROVIDE SUPPORT BRACKETS AND SKIRT OPENING FOR TRASH
- 04 MAIN ROOF DRAIN, REFER TO PLUMBING PLANS. SET AT LOW POINT OF ROOF, MAINTAINING 2" MINIMUM INSULATION PER ROOF ASSSEMBLY
- 05 ENERGY EFFICIENT WATER HEATER
- 06 ENERGY STAR / WATER SAVING FRONT LOAD WASHER
- 07 ENERGY STAR / WATER SAVING WASHER
- 08 ENERGY STAR FRONT LOAD DRYER
- 09 ENERGY STAR DRYER
- 10 42" HIGH GUARDRAIL, REFER TO ELEVATIONS FOR DETAILS
- 11 A/C CONDENSER PAD, REFER TO SITE PLAN FOR A/C CONDENSER PAD LAYOUTS
- 12 CONCRETE PAVERS SYSTEM ON ADJUSTABLE PEDESTALS TO CREATE A ROOF SYSTEM THAT APPEARS MONOLITHIC. COLOR AND SIZE PER OWNER
- 13 VEHICLE BARRIER CABLE SYSTEM PER SPECIALTY ENGINEER, GC TO COORDINATE
- 14 ALUMINUM TRELLIS SYSTEM DESIGN BY SPECIALTY ENGINEER, COLOR BY OWNER
- 15 4' LONG TRENCH DRAIN SPACED AT 30' APART, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
- 16 42" HIGH CONTINUOUS PAINTED STEEL GUARDRAIL IN PREMIUM COLOR PER OWNER
- 17 EXISTING GREASE TRAP

## LEGEND

- WALL — INDICATES SPECIFIC ASSEMBLY TYPE
- INTERIOR BEARING WALL
- CONCRETE COLUMN PER STRUCTURAL, REFER TO A5.00 FOR COLUMN LOCATION
- FLOOR DRAINS, SLOPE SLAB TO DRAIN, REFER TO PLUMBING DRAWINGS
- FE — SEMI-RECESSED FIRE EXTINGUISHER IN CABINET, REFER TO GEN. NOTES

PLAN CLARIFICATION WERE MADE TO MAKE DRAWING PLANS LEGIBLE

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 220
Altamonte Springs, FL 32714
phone: 407 830 1400
AA0002731

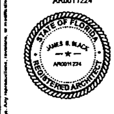
www.forumarchitecture.com

# Seven on Seventh Apartments

JWR RECEIVED 04/07/2022

Fort Lauderdale, FL

12/14/2020
James B. Black
AR0011224




SET DISTRIBUTIONS:

| | |
|---|---|
| 09/25/20 | Permit Set |
| 12/14/20 | Permit Set |

SHEET REVISIONS:

| | | |
|---|---|---|
| 07/27/20 | 1 | Mac Coordination 1 |
| 09/23/20 | 4 | QC Comments 1 |
| 03/12/21 | 9 | Mac Coordination 4 |
| 09/17/21 | 19 | Mac Coordination 5 |
| 01/24/22 | 21 | Mac. Coordination 6 |

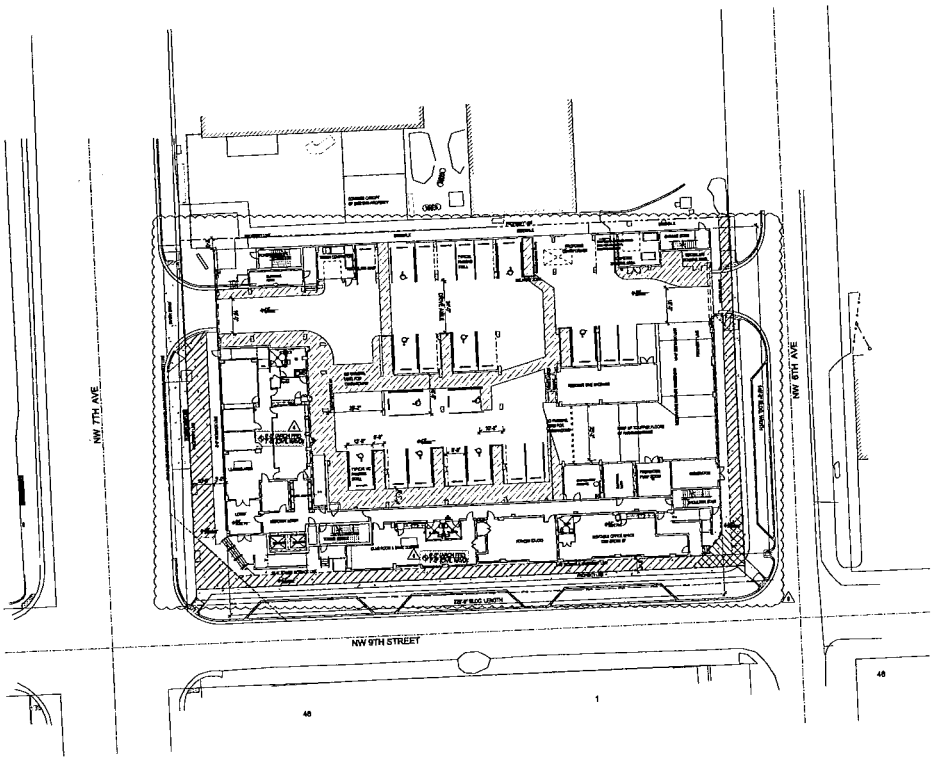
PROJECT NO: 4032

Apartments

Eighth Floor Plan

A5.18

© FORUM ARCHITECTURE & INTERIOR DESIGN, INC. These documents and their contents are the property of Forum Architecture & Interior Design, Inc. and are issued only for the specific project noted on these drawings. Any reproductions, revisions, or modifications of these documents without the expressed written consent of Forum Architecture & Interior Design, Inc. is prohibited by law.




1 Architectural Site Plan

1" = 20'-0"

## SHEET NOTES

A. STANDARD PARKING STALL IS MINIMUM CLEAR 9'-0" WIDE BY 18'-0" WITH NO ENCROACHMENT OF THE GARAGE STRUCTURE ALLOWED

B. DUMPSTERS AND DUMPSTER ENCLOSURES MUST COMPLY WITH FORT LAUDERDALE UNIFIED LAND DEVELOPMENT CODE 47-19.4

## ZONING DISTRICT REQUIREMENTS

| BUILDING SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT (SOUTH) | 15' | 15.33' |
| CORNER SIDE (EAST) | 15' | 15.0' |
| CORNER SIDE (WEST) | 15' | 15.10" |
| REAR (NORTH) | 0.0' | 15' |

## BUILDING HEIGHT

REQUIRED: MAX 120'

PROVIDED: 85'-4" TO TOP OF ROOF SLAB
92'-4" TO TOP OF ROOFER ROOF PARAPET WALL
102'-8" TO TOP OF ELEVATOR DECK/ACTIVE ROOF

## PROPOSED USES

TOTAL:
1,288 GROSS SF
RESIDENTIAL: 73 UNITS TOTAL (7 STUDIO UNITS, 57 ONE-BEDROOM UNITS, 9 TWO-BEDROOM UNITS)

## FEMA FLOOR ZONE

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE AH WITH A BASE FLOOD ELEVATION OF 8 FEET, AS SHOWN ON F.I.R.M. PLAN 12011C0536H, BEARING A MAP EFFECTIVE DATE OF 8/18/2014.

| DRAIN | ELEV. | ARCH ELEV. |
|---|---|---|
| BASIS NGVD | 7.33' | 8.0' |

ALL ELEVATION SHOWN ON THESE PLANS ARE BASED ON NGVD 1988 DATUM

GROUND FLOOR PLAN PARKING AND TRASH PLAN HERE UPDATED REFER TO SHEET A2.11 FOR DETAILS

**FORUM**
ARCHITECTURE & INTERIOR DESIGN, INC.

237 S. Westmonte Drive, Suite 22
Altamonte Springs, FL 32714
407.830.1140
AA000275

www.forumarchitecture.com

**Seven on Seventh Apts.**

JWR RECEIVED
08/09/2021
Fort Lauderdale, FL

06/04/2021
James B. Black
AR0011224

STATE OF FLORIDA
JAMES B. BLACK
AR0011224
LICENSED ARCHITECT

SET DISTRIBUTIONS:

| DATE | Panel Set |
|---|---|

SHEET REVISIONS:

| DATE | # | Description |
|---|---|---|
| 11/05/20 | 1 | BRA Dept Comments 1 |
| 11/05/20 | 2 | BRA Dept Comments 2 |
| 12/17/20 | 4 | Misc Coordination 2 |
| 6/11/21 | 10 | Footings & Grease Trap Coordination |

PROJECT NO. 403

Apartments

Architectural Site Plan

A2.01