

COVER SHEET	
AR-000	COVER SHEET
SURVEY	
-	ALTAINSPS LAND TITLE SURVEY - SHEET 1 OF 2
-	ALTAINSPS LAND TITLE SURVEY - SHEET 2 OF 2
CIVIL	
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C-3	PAVING & GRADING PLAN
C-4	DRAINAGE PLAN
C-5	WATER & SEWER PLAN
C-6	PAVEMENT MARKING & SIGNAGE PLAN
C-7	STORMWATER POLLUTION PREVENTION PLAN
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C-9	PAVING, GRADING & DRAINAGE DETAILS
C-10	WATER & SEWER DETAILS
C-11	WATER & SEWER DETAILS
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DEVELOPER
THE BENJAMIN COMPANIES

377 OAK STREET
GARDEN CITY, NY 11530
TELEPHONE: 516.745.0150

ARCHITECT
FSMY ARCHITECTS & PLANNERS

888 S. ANDREWS AVENUE, SUITE 300
FORT LAUDERDALE, FLORIDA 33316
TELEPHONE: 954.764.6575

LANDSCAPE ARCHITECTURE
ARCHITECTURAL ALLIANCE

612 SW 4TH AVENUE
FORT LAUDERDALE, FLORIDA 33315
TELEPHONE: 954.764.8858

CIVIL ENGINEERING
BOTEK THURLOW ENGINEERING

3409 NW 9TH AVENUE, SUITE 1102
FORT LAUDERDALE, FLORIDA 33309
TELEPHONE: 954.568.0888

LAND USE ATTORNEY
MICHAEL S. WEINER

6111 BROKEN SOUND PARKWAY NW, SUITE 200
BOCA RATON, FLORIDA 33487
TELEPHONE: 561.994.4499

The Benjamin

FORT LAUDERDALE, FLORIDA
A NEW DEVELOPMENT PROPOSED BY
THE BENJAMIN COMPANIES



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FORT LAUDERDALE, FLORIDA 33316
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Designer	Author	Checker

2	DRC COMMENTS	11-23-22
1	DRC COMMENTS	10-11-22

R E V I S I O N S

DATE:	COMM:
07/21/2022	22006

THE BENJAMIN - 777
SE 3RD AVE

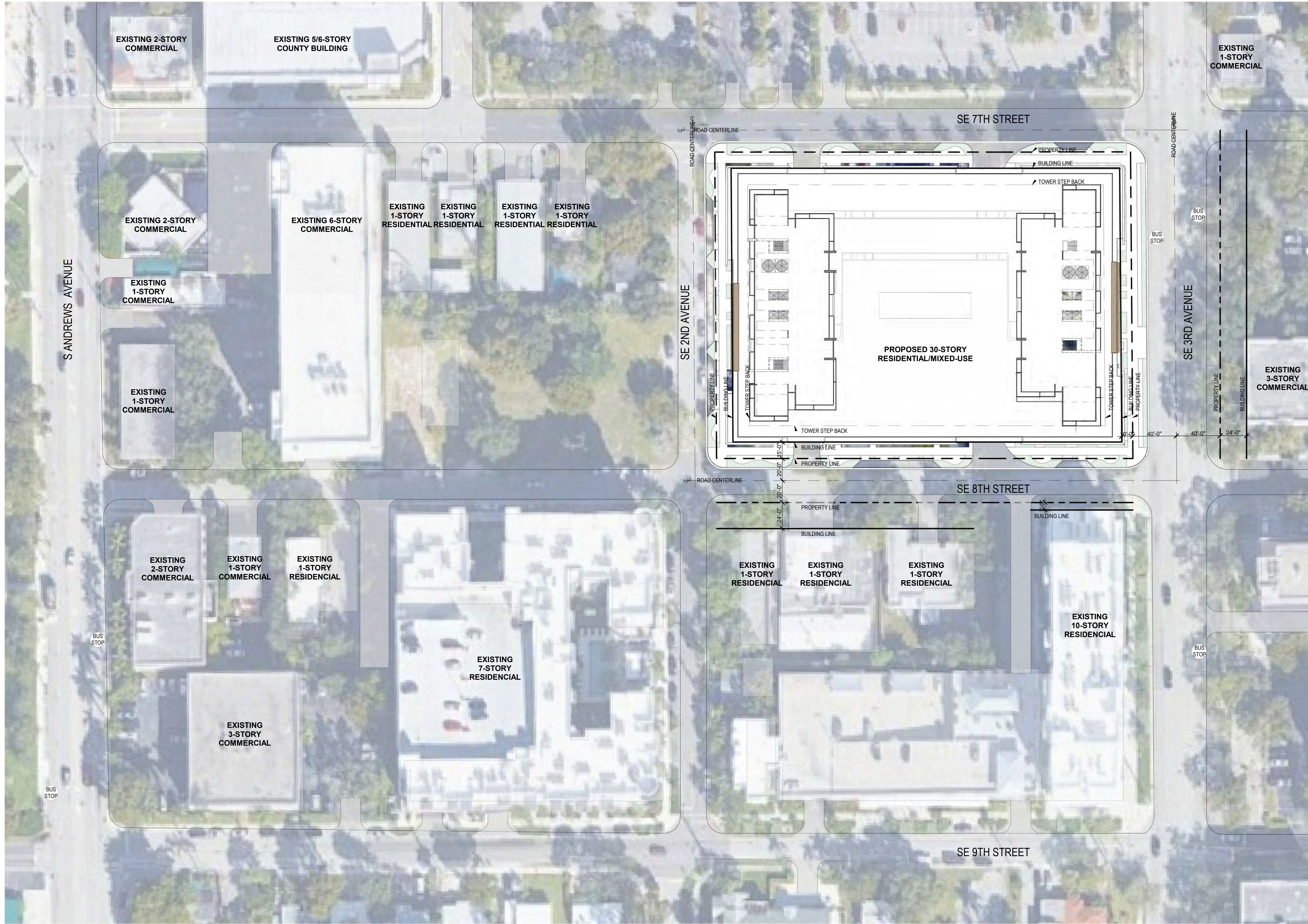
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COVER SHEET

DRC SET

AR-000

25/11/2022 18:57:30



1 CONTEXT SITE PLAN
Scale: 1" = 40'-0"

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Designer	Author	Checker

1	DRC COMMENTS	10-11-22
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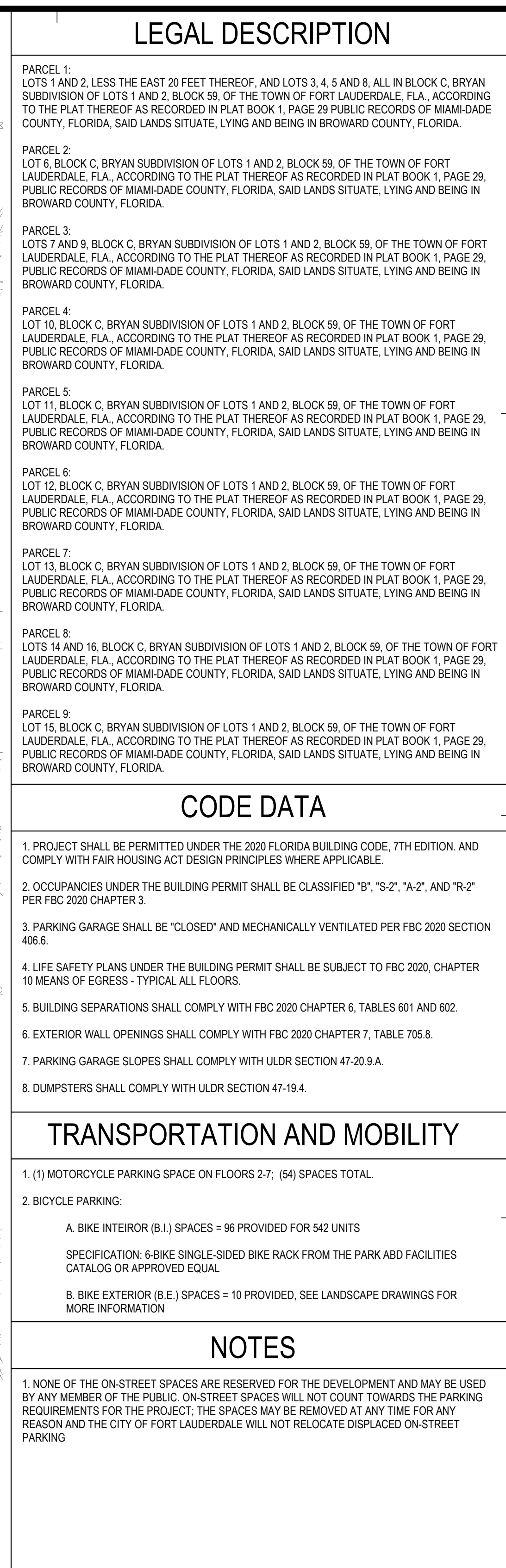
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CONTEXT SITE PLAN

Project Status

AR-003

25/11/2022 12:04:24



CAM#23-0221
Exhibit 5
Page 3 of 25

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3	DRC COMMENTS	01-11-23
2	DRC COMMENTS	11-23-22
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OPEN SPACE DIAGRAM

DRC SET

AR-002

SE 7TH STREET

ROAD CENTERLINE

ROAD CENTERLINE

SE 2ND AVENUE

SE 3RD AVENUE

ROAD CENTERLINE

SE 8TH STREET

DIAGONAL ORANGE HATCH DENOTES EXTENT OF
PERMEABLE AND IMPERVIOUS OPEN SPACE WITHIN
PROPERTY LINES AT GROUND FLOOR

SOLID GREEN HATCH DENOTES EXTENT OF
PERVIOUS OPEN SPACE WITHIN PROPERTY LINES

PROPERTY LINE

5%

6%

0'-0"

24'-0"

5%

6%

P. OPEN SPACE	REQUIRED	PROVIDED
OPEN SPACE	106,400 SF x 10% = 10,640 SF	66,673SF @ AMENITY DECK 26,087 SF @ GRADE 92,760 SF TOTAL
	40% REQ'D @ GRADE 10,640 SF x 40% = 4,256 SF	26,087 SF @ GRADE
LANDSCAPING ON SITE	10,640 SF x 25% = 2,660 SF	4,790 SF
ROW	2,660 SF x 50% = 1,330 (50% WITHIN ROW MAY COUNT)	7,004 SF

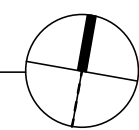
DIAGONAL ORANGE HATCH DENOTES EXTENT OF
PERMEABLE AND IMPERVIOUS OPEN SPACE WITHIN
PROPERTY LINES AT GROUND FLOOR

SOLID GREEN HATCH DENOTES EXTENT OF
PERVIOUS OPEN SPACE WITHIN PROPERTY LINES

PROPERTY LINE

PROPERTY LINE

1 OPEN SPACE DIAGRAM
AR-002 Scale: 1/16" = 1'-0"



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2	DRC COMMENTS	11-23-22
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EXTERIOR ELEVATION

DRC SET

AR-201

25/11/2022 12:29:01





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2	DRC COMMENTS	11-23-22
1	DRC COMMENTS	10-11-22

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EXTERIOR ELEVATION

DRC SET

AR-202

25/11/2022 12:57:22



1 EAST ELEVATION
Scale: 1/16" = 1'-0"

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Designer	Author	Checker

2	DRC COMMENTS	11-23-22
1	DRC COMMENTS	10-11-22

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EXTERIOR ELEVATION

DRC SET

AR-203

25/11/2022 13:06:42



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2	DRC COMMENTS	11-23-22
1	DRC COMMENTS	10-11-22

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25/11/2022 13:35:51

AR-204

DESIGNED Designer	DRAWN Author	CHECKED Checker
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1 EAST EXTERIOR CONTEXT ELEVATION
Scale: 1" = 50'-0"

AR-221

1 DRC COMMENTS 10-11-22

R E V I S I O N S

DATE: 07/21/2022
COMM: 22006

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SE 3RD AVE

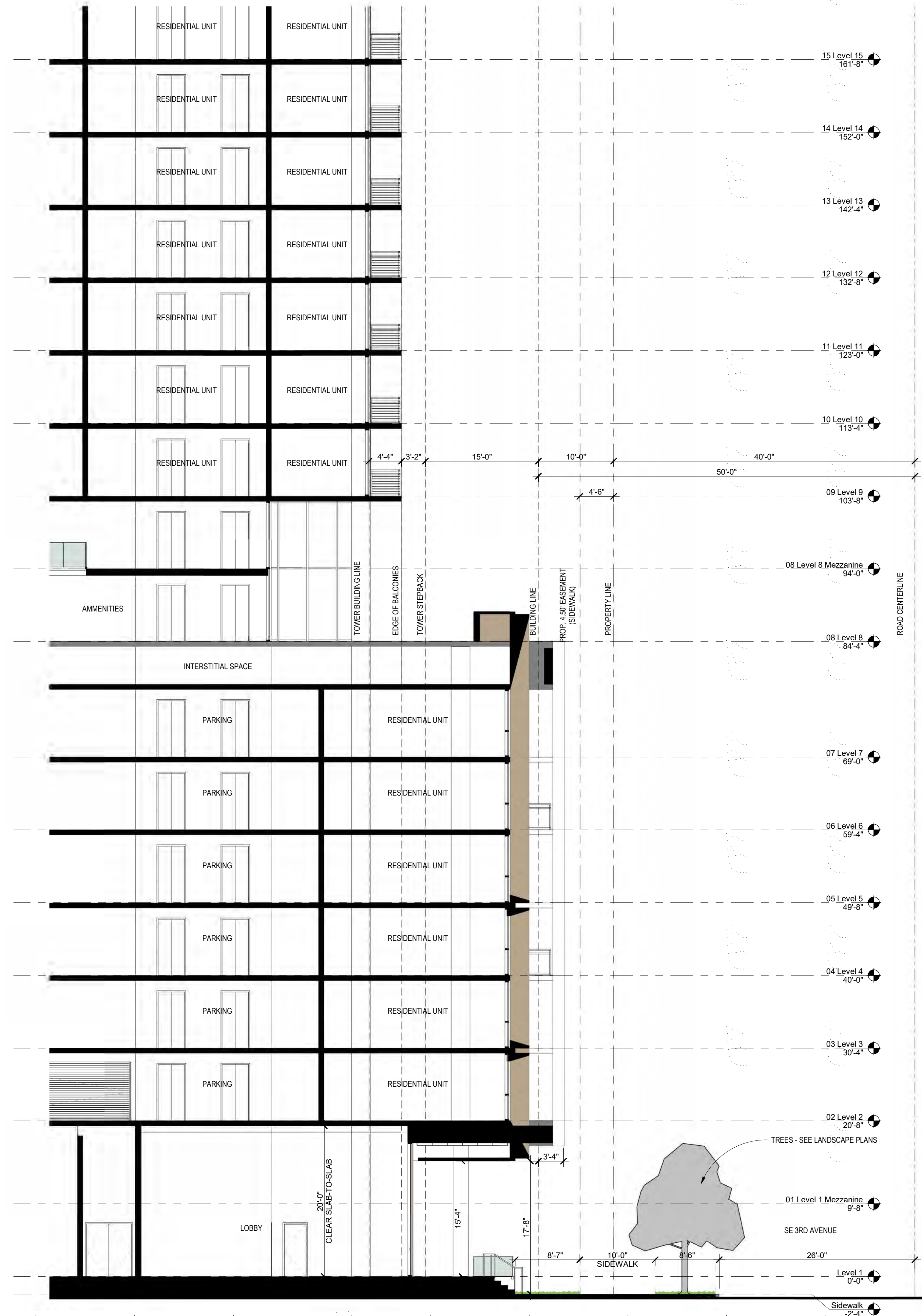
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CONTEXT ELEVATIONS

DRC SET

AR-221

25/11/2022 13:36:33



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Designer	Author	Checker

1 DRC COMMENTS 10-11-22

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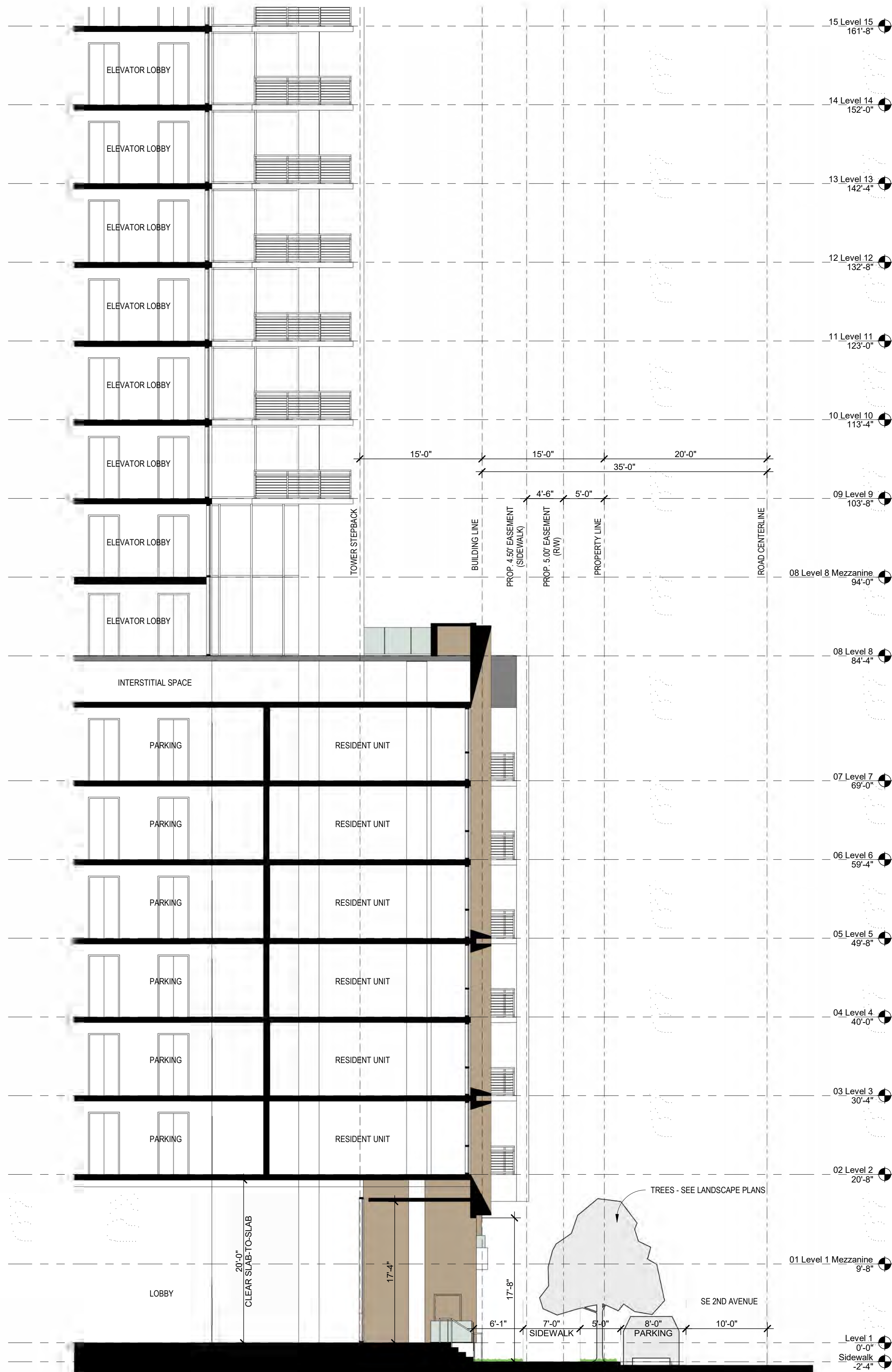
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STREETSCAPE SECTION

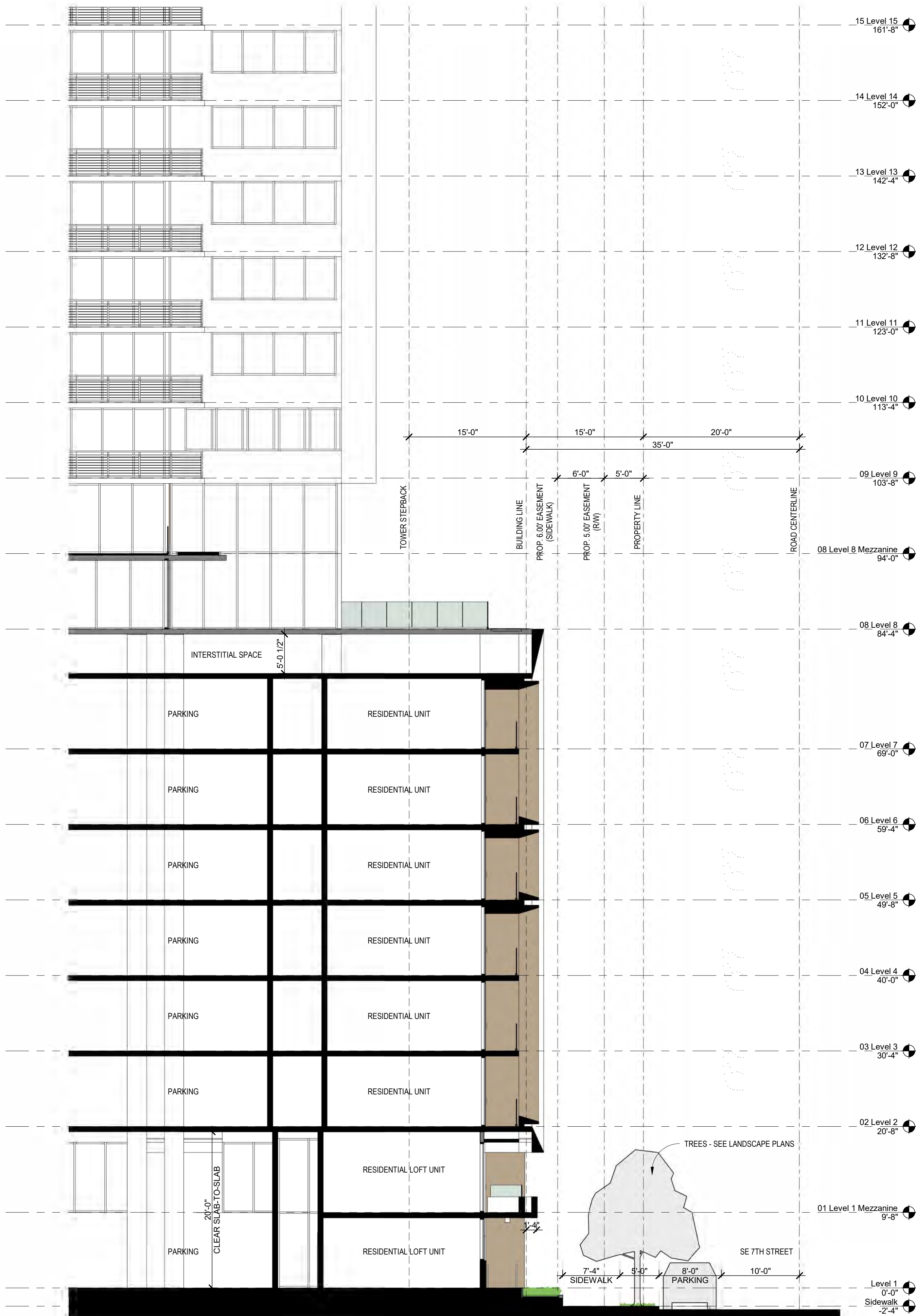
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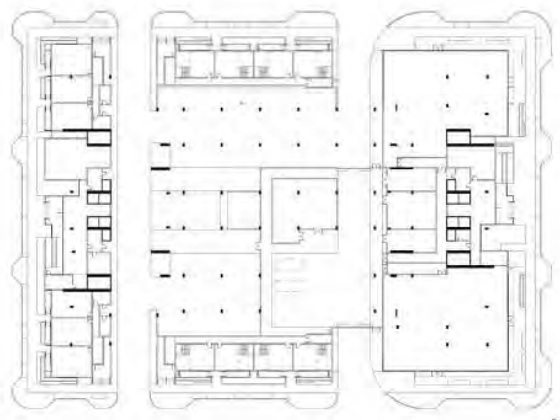
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2 SECTION AT WEST RESIDENTIAL ENTRANCE
Scale: 1/8" = 1'-0"



1 SECTION AT NORTH RESIDENT UNIT
Scale: 1/8" = 1'-0"



SE CORNER - ELEVATED VIEW

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

1	DRC COMMENTS	10-11-22
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SE 3RD AVE

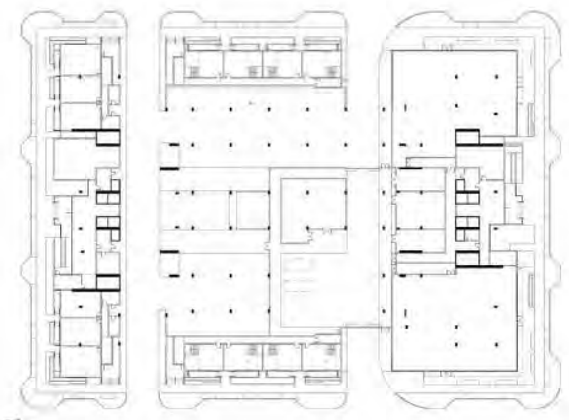
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PERSPECTIVES & RENDERINGS

DRC SET

AR-801

25/11/2022 13:40:07



6



SW CORNER - ELEVATED VIEW

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1	DRC COMMENTS	10-11-22
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SE 3RD AVE

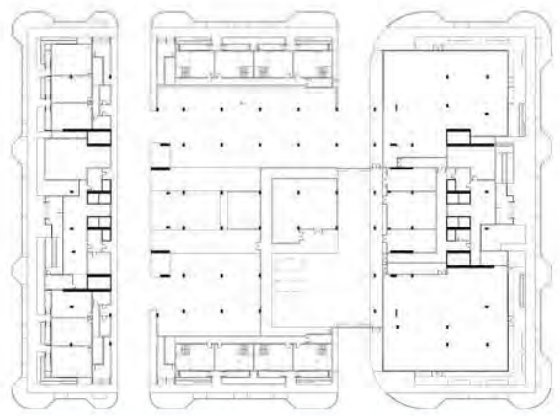
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PERSPECTIVES & RENDERINGS

DRC SET

AR-802

25/11/2022 13:40:15



SE CORNER - STREET LEVEL

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1 DRC COMMENTS 10-11-22

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SE 3RD AVE

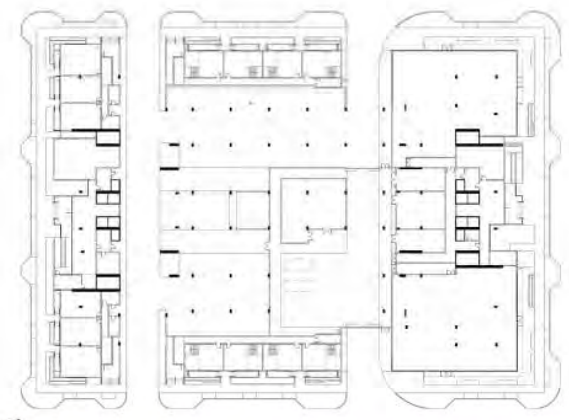
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PERSPECTIVES & RENDERINGS

DRC SET

AR-803

25/11/2022 13:40:23



6



SW CORNER - STREET LEVEL

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Designer	Author	Checker

1 DRC COMMENTS 10-11-22

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SE 3RD AVE

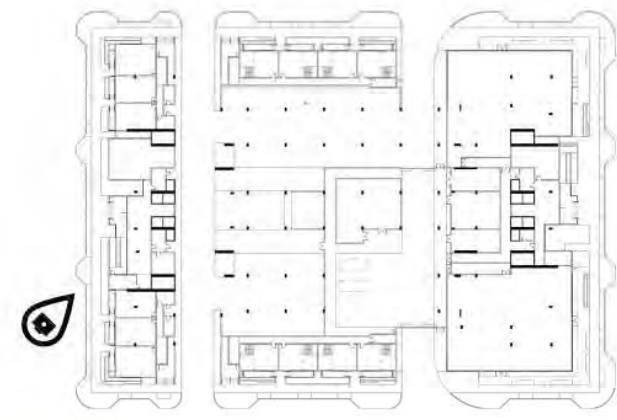
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PERSPECTIVES & RENDERINGS

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AR-804

25/11/2022 13:40:30



SE 2ND AVENUE - TOWER ENTRANCE - STREET LEVEL

DESIGNED	DRAWN	CHECKED
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1 DRC COMMENTS 10-11-22

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SE 3RD AVE

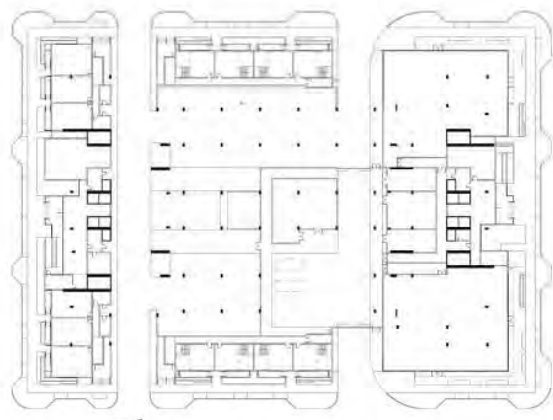
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PERSPECTIVES & RENDERINGS

DRC SET

AR-805

25/11/2022 13:40:38



SE 8TH STREET - GROUND FLOOR UNITS ENTRANCE - STREET LEVEL

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1 DRC COMMENTS 10-11-22

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SE 3RD AVE

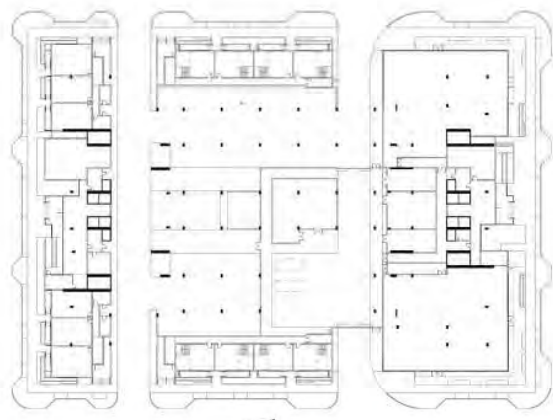
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PERSPECTIVES & RENDERINGS

DRC SET

AR-806

25/11/2022 13:40:45



6



SE 8TH STREET - GROUND FLOOR UNITS - STREET LEVEL

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1 DRC COMMENTS 10-11-22

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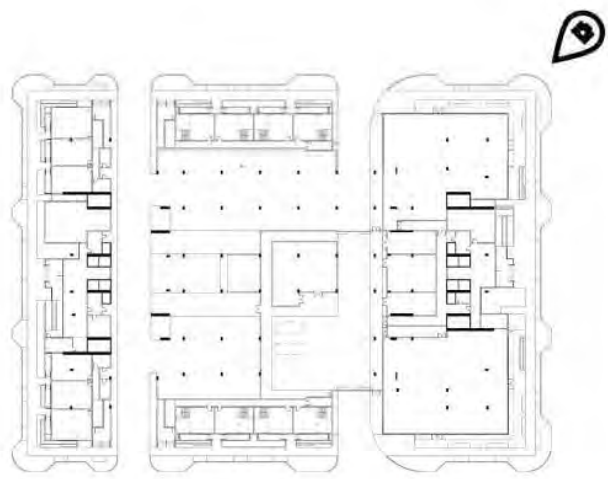
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PERSPECTIVES & RENDERINGS

DRC SET

AR-807

25/11/2022 13:40:52



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PERSPECTIVES & RENDERINGS

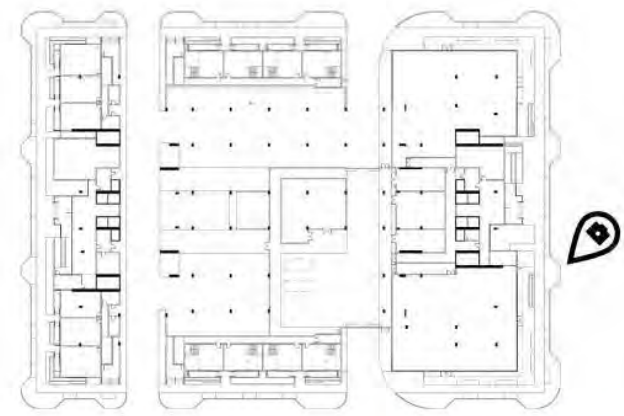
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AR-808

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NE CORNER - COMMERCIAL - STREET LEVEL



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SE 3RD AVE

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PERSPECTIVES & RENDERINGS

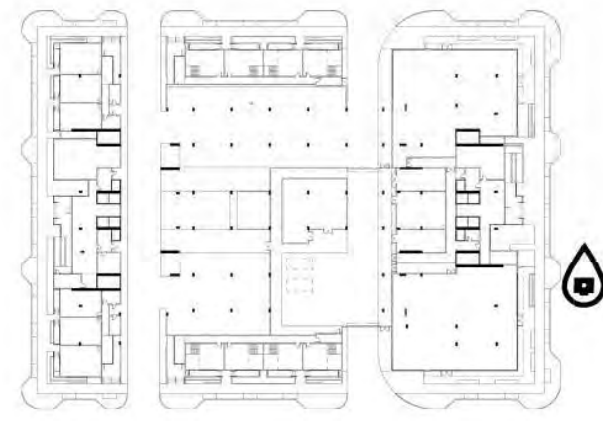
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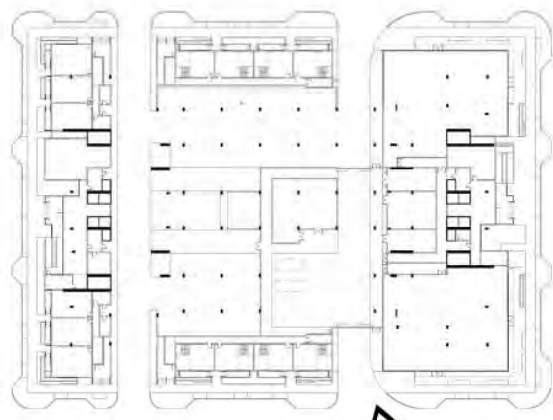
25/11/2022 13:41:07



SE CORNER - COMMERCIAL - STREET LEVEL



3RD AVENUE - STREET LEVEL



AMENITY DECK LEVEL

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PERSPECTIVES & RENDERINGS

DRC SET

AR-811

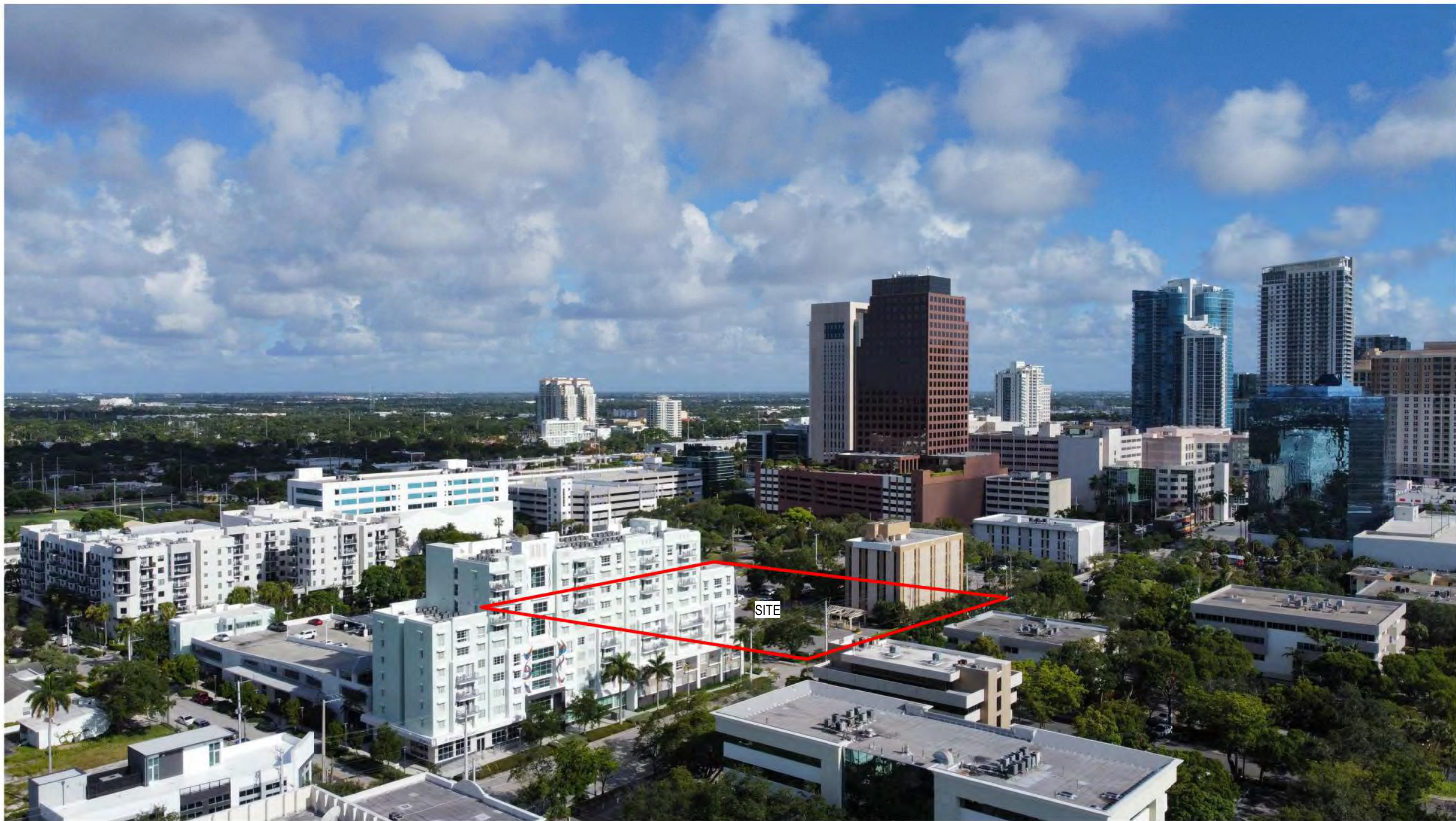
25/11/2022 13:41:21



1 EXISTING CONTEXT NE VIEW
Scale: 3" = 1'-0"



2 EXISTING CONTEXT NW VIEW
Scale: 3" = 1'-0"



3 EXISTING CONTEXT SE VIEW
Scale: 3" = 1'-0"



4 EXISTING CONTEXT SW VIEW
Scale: 3" = 1'-0"

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EXISTING SITE PHOTOS - AERIALS

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AR-901

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1 NE CORNER - AERIAL RENDERING
Scale: 3" = 1'-0"



2 NW CORNER - AERIAL RENDERING
Scale: 3" = 1'-0"



3 SE CORNER - AERIAL RENDERING
Scale: 3" = 1'-0"



4 SW CORNER - AERIAL RENDERING
Scale: 3" = 1'-0"

2	DRC COMMENTS	11-23-22
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PERSPECTIVES & RENDERINGS

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AR-812

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